WARD COUNCILLORS
1 – David R. Thibault-Muñoz
2 – Dana M. Heath
3 – Paul G. Tassone
4 – Karen G. Hardern
5 – Aleksander H. Dernalowicz, Esq.

COUNCIL PRESIDENT
George C. Tyros

COUNCILLORS AT LARGE
Calvin D. Brooks
Craig R. Cormier
Brad E. Heglin
Elizabeth J. Kazinskas
Judy A. Mack

City of Gardner Massachusetts

City Council

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CALENDAR FOR THE MEETING
of

MONDAY JUNE 15, 2026
CITY COUNCIL CHAMBER
7:30 P.M.
***AMENDED**

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)

VII. PUBLIC HEARINGS

11843 - Betty Spring Road - National Grid to relocate 1 Jointly Owned Pole on Betty Spring Road beginning at a point approximately 10 feet south of the centerline of the intersection of Betty Spring Road and Linus Allain Ave. Relocate Pole #94-50 on Betty Spring Road 10 feet to the sidewalk at 42.567436 -71.952130. *Page 6*

VIII. COMMUNICATIONS FROM THE MAYOR

11850 - A Communication from the Mayor Regarding the Historical Commission's Master Plan Study of the Olde Burial Ground. *Page 12*
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IX. PETITIONS, APPLICATIONS, COMMUNICATIONS, ETC.

11852 – Election of City Clerk. *(Appeared before the Special Search Committee for the City Clerk 5/7/2026 More Time; 6/8/2026 Referred to City Council)*

X. REPORTS OF STANDING COMMITTEES

FINANCE COMMITTEE

11815 – An Ordinance to Amend the Code of the City of Gardner, Section 8 of Chapter 625, thereof entitled "Water Rates". *(4/14/2026 Appeared in Finance Committee; 5/12/2026 Referred to City Council; 5/18/2026 First Printing; 6/1/2026 More Time) Page 310*

11822 – Prior Year Unpaid Bill – ACA Filing and Compliance. (*4/27/2026 Appeared in Finance Committee; 5/12/2026 Referred to City Council; 5/18/2026 More Time; 6/1/2026 More Time) Page 325*

11814 – A Measure Accepting the Job Description of a New Chief of Staff Position for the Mayor's Office. *(Appeared in Finance Committee 4/14/2026; 5/26/2026 Referred to City Council; 6/1/2026 More Time) Page 329*

***11816-A** – An Ordinance to Amend the Attachment F of Chapter 8 of the Code of the City of Gardner, thereof entitled "Primary Non-Union Compensation Schedule", A. *(Appeared in Finance Committee 4/14/2026; 5/26/2026 Referred to City Council; 6/1/2026 Split into Part A and B, More Time) Page 343*

***11816-B** – An Ordinance to Amend the Attachment F of Chapter 8 of the Code of the City of Gardner, thereof entitled "Primary Non-Union Compensation Schedule", B. *(Appeared in Finance Committee 4/14/2026; 5/26/2026 Referred to City Council; 6/1/2026 Split into Part A and B, First Printing) Page 346*

11837 – A Measure Adopting the City's Housing Production Plan. *(Pending a vote suspending Council Rule 22; Appeared in Finance Committee 6/9/2026, Referred to City Council) Page 347*

11845 – A Measure Accepting the City's Municipal Surplus Property Plan. *(Pending a vote suspending Council Rule 22; Appeared in Finance Committee 6/9/2026, Referred to City Council) Page 418*

11844 – An Order Transferring $100,000.00 from Department of Public Works Maintenance Crew Salary and Wages to Department of Public Works Repairs and Maintenance Expense Account. *(Pending a vote suspending Council Rule 22; Appeared in Finance Committee 6/9/2026, Referred to City Council) Page 750*

11846 – An Order Transferring $40,470.00 from Sewer Retained Earnings (Surplus) to Department of Public Works New Equipment Expense Account. *(Pending a vote suspending Council Rule 22; Appeared in Finance Committee 6/9/2026, Referred to City Council) Page 754*

11848 – An Order Transferring $40,000.00 from Water Enterprise Maintenance Crew Salary and Wages to Water Enterprise Repairs to Mains Expense Account. *(Pending a vote suspending Council Rule 22; Appeared in Finance Committee 6/9/2026, Referred to City Council) Page 756*

11849 – An Order Transferring $50,000.00 from Sewer Enterprise Maintenance Crew Salary and Wages to Sewer Enterprise Energy and Utilities Expense Account. *(Pending a vote suspending Council Rule 22; Appeared in Finance Committee 6/9/2026, Referred to City Council) Page 759*

APPOINTMENTS COMMITTEE

11640 – A Measure Confirming the Mayor's Appointment of Aleksander Dernalowicz, to the position of Golf Commission Member, for a term expiring August 21, 2028. *(Pending a vote suspending Council Rule 22; Appeared in Appointments Committee 6/9/2026, Referred to City Council) Page 762*

11655 – A Measure Confirming the Mayor's Appointment of Paul Tassone, to the position of Industrial Development Finance Authority Member, for a term expiring August 22, 2030. *(Pending a vote suspending Council Rule 22; Appeared in Appointments Committee 6/9/2026, Referred to City Council) Page 765*

11660 – A Measure Confirming the Mayor's Appointment of Brighton Cormier, to the position of Cemetery Commission Member, for a term expiring August 22, 2028. *(Pending a vote suspending Council Rule 22; Appeared in Appointments Committee 6/9/2026, Referred to City Council) Page 768*

11669 – A Measure Confirming the Mayor's Appointment of Donald Robinson, to the position of Cemetery Commission Member, for a term expiring August 22, 2028. *(Pending a vote suspending Council Rule 22; Appeared in Appointments Committee 6/9/2026, Referred to City Council) Page 771*

11828 – A Measure Confirming the Mayor’s Appointment of Stacey Kazinskas to the position of Redevelopment Authority Member, for a term expiring May 5, 2031. *(Pending a vote suspending Council Rule 22; Appeared in Appointments Committee 6/9/2026, Referred to City Council) Page 774*

11621 – A Measure Confirming the Mayor's Appointment of Richard Roux, to the position of Planning Board Member, for a term expiring July 21, 2028. *(Appeared in Appointments Committee 7/30/2025; 6/9/2026 Referred to City Council) Page 777*

11642 – A Measure Confirming the Mayor's Appointment of Robert Rice, to the position of Zoning Board of Appeals Alternate Member, for a term expiring August 21, 2028. *(Appeared in Appointments Committee 11/12/2025; 6/9/2026 Referred to City Council) Page 781*

11661 – A Measure Confirming the Mayor's Appointment of Marion Knoll, to the position of Cultural Council Member, for a term expiring August 22, 2028. *(Appeared in Appointments Committee 4/14/2026; 6/9/2026 Referred to City Council) Page 785*

11662 – A Measure Confirming the Mayor's Appointment of Brandon Hughey, to the position of Cultural Council Member, for a term expiring August 22, 2028. *(Appeared in Appointments Committee 4/14/2026; 6/9/2026 Referred to City Council) Page 788*

11667 – A Measure Confirming the Mayor's Appointment of Nancy Hebert, to the position of Council on Aging Member, for a term expiring August 22, 2028. *(Appeared in Appointments Committee 3/31/2026; 6/9/2026 Referred to City Council) Page 791*

11672 – A Measure Confirming the Mayor's Appointment of Daniel Kelley, to the position of Council on Aging Associate Member, for a term expiring August 22, 2026. *(Appeared in Appointments Committee 3/31/2026; 6/9/2026 Referred to City Council) Page 794*

11674 – A Measure Confirming the Mayor's Appointment of Edward Vipond, to the position of Bandstand Committee Member, for a term expiring August 22, 2028. *(Appeared in Appointments Committee 3/31/2026; 6/9/2026 Referred to City Council) Page 797*

11675 – A Measure Confirming the Mayor's Appointment of Nancy Binder, to the position of Bandstand Committee Member, for a term expiring August 22, 2028. *(Appeared in Appointments Committee 3/31/2026; 6/9/2026 Referred to City Council) Page 800*

11676 – A Measure Confirming the Mayor's Appointment of Michael Zlotnik, to the position of Bandstand Committee Member, for a term expiring August 22, 2028. *(Appeared in Appointments Committee 3/31/2026; 6/9/2026 Referred to City Council) Page 803*

COMMITTEE OF THE WHOLE

11830 – An Order to Raise and Appropriate the sum of $15,084,200.00 for the Various Departments of the City for the Salary and Labor Budget for the Fiscal Year Beginning July 1, 2026, to June 30, 2027. *(Appeared in City Council Special Meeting 6/8/2026) Page 806*

11831 – An Order to Raise and Appropriate the sum of $31,278,525.00 for the Various Departments of the City for the Expense Budget for the Fiscal Year Beginning July 1, 2026, to June 30, 2027. *(Appeared in City Council Special Meeting 6/8/2026) Page 807*

11832 – An Order to Raise and Appropriate the sum of $38,143,689.00 for the School Department Budget for the Fiscal Year Beginning July 1, 2026, to June 30, 2027. *(Appeared in City Council Special Meeting 6/8/2026) Page 808*

11833 – An Order Appropriating the sum of $218,800.00 from the Available Funds – Cable Commission Fees Reserved to the Cable Commission Budget. *(Appeared in City Council Special Meeting 6/8/2026) Page 809*

11834 – An Order to Appropriate the sum of $11,637,200.00 from Available Enterprise Funds – Various Receipts Reserved to Various Accounts for the Fiscal Year Beginning July 1, 2026, to June 30, 2027. *(Appeared in City Council Special Meeting 6/8/2026) Page 810*

11835 – A Measure Authorizing FY2027 Revolving Funds, pursuant to M.G.L. Chapter 44, §53E ½, for the Fiscal Year Beginning July 1, 2026, to June 30, 2027. *(Appeared in City Council Special Meeting 6/8/2026) Page 811*

XI. UNFINISHED BUSINESS AND MATTERS FOR RECONSIDERATION

XII. NEW BUSINESS

11851 - An Order Reappropriating Unexpended Bond Proceeds to Other Capital Projects-Gardner High School Locker Room Replacement/C-Wing Enhancements. *Page 813*

11853 – An Order Transferring the Sum of $100,000.00 from Various Salary Accounts Overseen by the Gardner Health Department to the Landfill Closure Enterprise Expense Account- Repairs to Pumps. *Page 920*

11854 – An Order Appropriating $573,186.00 from Free Cash to Department of Public Works Snow and Ice Account. *Page 923*

11855 – An Order Appropriating $355,000.00 from Free Cash to Fire Department Overtime. *Page 925*

11856 – City Charter Section 25 Investigation Authorization into Process Failures Concerning Vendor Payments. *Page 927*

11857 – City Charter Section 25 Information Request to the Mayor of Compliance with City Code Article I § 464-1. *Page 927*

XIII. COUNCIL COMMENTS AND REMARKS

XIV. CLOSING PRAYER

XV. ADJOURNMENT

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.

***AMENDED – 11816** - Split into 11816-A and 11816-B

CITY OF GARDNER
MASSACHUSETTS 01440-2630

OFFICE OF THE
CITY CLERK
Room 121, City Hall
Tel (978) 630-4058
Fax (978) 630-2589

NOTICE TO ABUTTERS

June 8, 2026

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, JUNE 15, 2026** 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 locate poles, wires and fixtures, including necessary sustaining and protecting fixtures along and across the following public ways:

> **11843 –** Betty Spring Road - National Grid to relocate 1 Jointly Owned Pole on Betty Spring Road beginning at a point approximately 10 feet south of the centerline of the intersection of Betty Spring Road and Linus Allain Ave. Relocate Pole #94-50 on Betty Spring Road 10 feet to the sidewalk at 42.567436 -71.952130.

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

CITY COUNCIL OF GARDNER

Titi Siriphan

By: TITI SIRIPHAN
City Clerk

nationalgrid

May 8, 2026

City of Gardner

To Whom It May Concern:

Enclosed please find a petition of NATIONAL GRID and VERIZON, covering joint NATIONAL GRID-VERIZON pole location(s)

If you have any questions regarding this permit please contact:

Please notify National Grid's Vincent LoGuidice of the hearing date / time at 978-255-5558 or Vincent.LoGuidice@NationalGrid.com.

If this petition meets with your approval, please return an executed copy to each of the above named Companies.

National Grid Contact: Vincent LoGuidice; 1101 Turnpike Street; North Andover, MA 01845

Very truly yours,

Zylmar Garcia
Name: Distribution Design Supervisor
Supervisor, Distribution Design

Enclosures

Questions contact – Peter Tzetzo 774-823-5889

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:

Betty Spring Rd - National Grid to relocate 1 JO Pole on Betty Spring Rd beginning at a point approximately 10' feet south of the centerline of the intersection of Betty Spring Rd and Linus Allain Ave. Relocate Pole # 94-50 on Betty Spring Rd ~10' to the sidewalk at 42.567436, -71.952130.

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 – Betty Spring Rd – Gardner – Massachusetts.

No.# 31241976 May 8, 2026

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 Zylmar Garcia
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 8th day of May, 2026.

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 – Betty Spring Rd – Gardner – Massachusetts

May 8, 2026. Filed with this order. WR # 31241976.
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:

Betty Spring Rd - National Grid to relocate 1 JO Pole on Betty Spring Rd beginning at a point approximately 10' feet south of the centerline of the intersection of Betty Spring Rd and Linus Allain Ave. Relocate Pole # 94-50 on Betty Spring Rd ~10' to the sidewalk at 42.567436, -71.952130.

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 .

City/Town Clerk.

Massachusetts 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

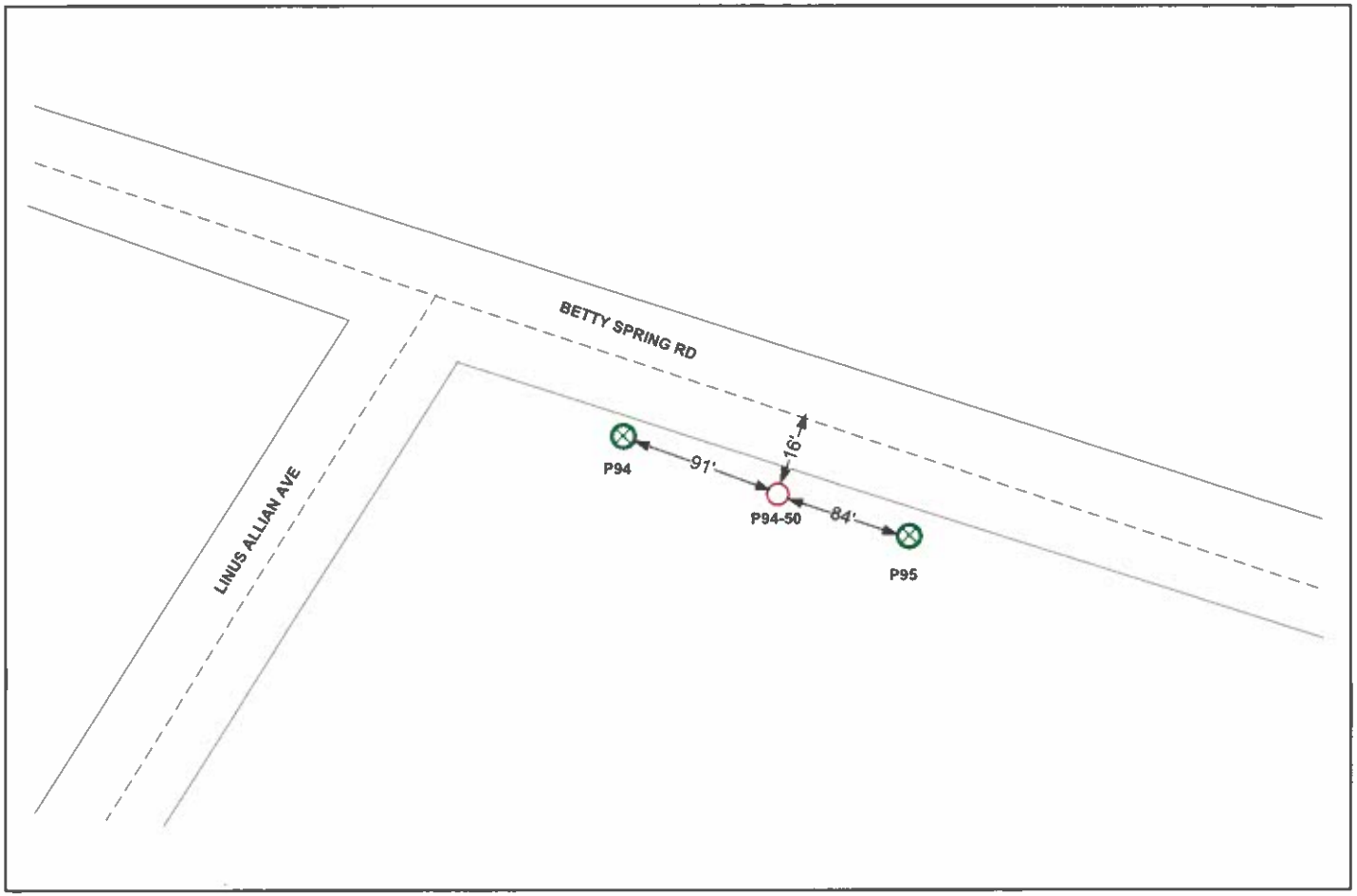
I hereby certify that the foregoing is a true copy of the location order and certificate of hearing with notice adopted by the of the City of Massachusetts, on the day of 20 , and recorded with the records of location orders of the said City, Book , Page . This certified copy is made under the provisions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

Attest:
City/Town Clerk

PETITION SKETCH
TOWN OF GARDNER
WORCESTER COUNTY

Legend

- Proposed JO Pole
- Existing JO Pole
- Center Line
- Property Line
- Driveway



The exact location of said facilities to be established by and upon the installation and erection of the facilities thereof.

ControlPoint TECHNOLOGIES
Designer: Peter Tzetzo
ControlPoint Technologies, Inc.
200 Ledgewood Place, Rockland, MA 02370
781-384-2380

nationalgrid

PROPOSED POLE INSTALLATION
BETTY SPRING RD, GARDNER, MA

DATE	DRAWN BY:	WR#	PAGE
2/6/2026	PT	31241976	1 OF 1

11843

City of Gardner - ***Executive Department***

Mayor Michael J. Nicholson

June 4, 2026

Hon. George C. Tyros, Council President
And City Councilors
Gardner City Hall, Rm 121
95 Pleasant Street
Gardner, MA 01440

RE: A Communication from the Mayor Regarding the Historical Commission's Master Plan Study of the Olde Burial Ground

Dear Mr. President and Councilors,

The Gardner Historical Commission recently hired a consultant to draft a restoration master plan for the Olde Burial Ground located behind the former Congregational Church (now I'm Maranatha Church) at the intersection of Green Street, Heywood Street, and Woodland Avenue.

For your records, a copy of this restoration master plan is attached to this correspondence.

Respectfully Submitted,

Michael J. Nicholson
Mayor, City of Gardner

The Old CemeteryCemetery
Conservation Master Plan
March 2026



Gravestone Services of New England
Windsor, MA
Telephone: (978) 821-9158
www.GravestoneServices.com

Terminology:

- **1/3**: This marks the plot number in accordance with the Old Cemetery map from 1933.

- **Headstone:** Either a tablet stone that was set in the ground without a foundation or a gravestone with a permanently mounted foundation.

- **Die on Base**: A grave marker consisting of at least three pieces. Die or actual gravestone, pedestal or the part the gravestone sits on and base or the part that sits on/ in the ground. All sections were originally held together by iron pins or brass pins in a lead sleeve and lime mortar. The lime mortar has been washed out by rain over time providing no support to any of the sections. The iron pins expanded over time and caused significant damage by expanding and splitting the stone, further weakening the structural integrity. Any brass pin in a lead capsule will produce a small electric current when moist which will weaken the stone and therefore the overall structural integrity.

- **Monument**. A grave marker of substantial size and weight. Most monuments are either well over 6 feet tall or weigh over 2000lbs. A monument can have multiple sections. All sections were once secured with lime mortar only and no pins. The large and heavy sections can shift especially during late Fall, Winter and early Spring when water penetrates the joints, freezes, lifts and shifts entire sections.

- **Marble, Granite and Slate**: These are the types of stone a gravestone or monument is made of.

- **Leaning/ unstable**: This section explains the existing condition of a gravestone or monument.
  Given the very sandy soil conditions at Lower Road Cemetery headstones, die on base and monuments will sink in to the ground over time. This will cause markers and monuments to lean and those consisting of sections can become dangerously unstable. A headstone can become top heavy and either break or fall over.

- **Reset to level and plumb**: This section outlines the procedures necessary to repair and preserve a gravestone or monument.

Conservation Master plan for:

The Old Cemetery in Gardner, MA was surveyed in March 2026

The survey was for the entire Old Cemetery starting at the south-west corner along Woodland Avenue and ending at the north-east corner along Green Street. The map has been updated with row numbers

During this survey a total of 293 gravestones and monuments were found in need of repairs.
They were broken into two categories. Gravestones and monuments in priority 1 are at risk of harming visitors, or suffer additional damage and should be repaired within 12 to 18 months.

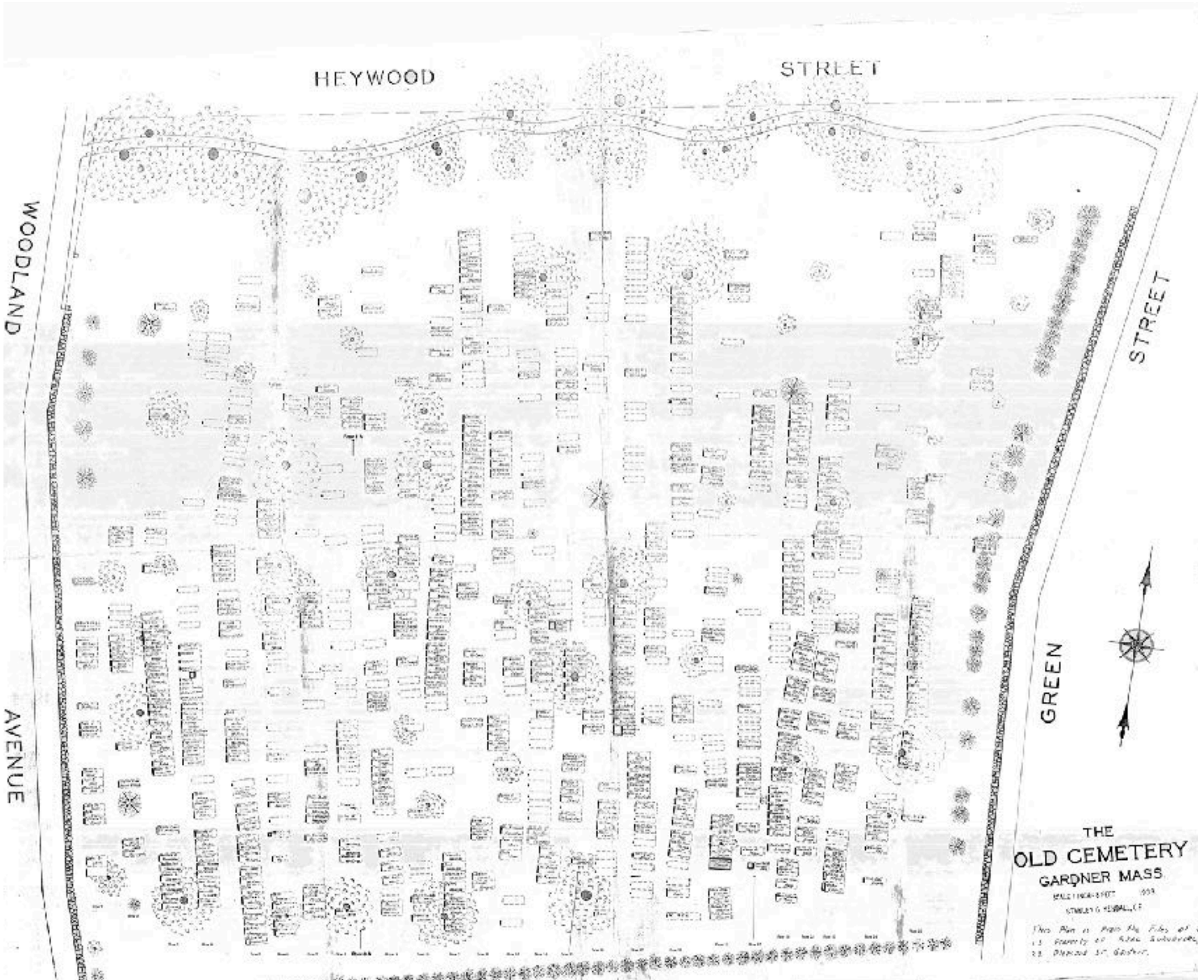
Gravestones and monuments in priority 2 are at risk of further damage and should be repaired within 18 to 36 months.

183 priority 1 gravestones

110 priority 2 gravestones

Estimated cost for priority 1: $60,000

Estimated cost for priority 2: $ 34,000


HEYWOOD
STREET
WOODLAND
AVENUE
STREET
GREEN
THE
OLD CEMETERY
GARDNER MASS


HEYWOOD
STREET
STREET
GREEN
THE
OLD CEMETERY
GARDNER MASS.
SCALE 1 INCH = 8 FEET 1933
STANLEY G. KENDALL, C.E.
This Plan is from the Files of &
is property of SGK Surveyors,
32 Pleasant ST. Gardner.

Cynthia T. Brooks

Priority (1,2): 2

- Headstone
- Marble
- Leaning/ unstable
- Reset to level and plumb

Clean and treatment with D/2 biological solution

- Row 1/3



Sarah E. Wood

Priority (1,2): 2

- Headstone
- Marble
- Leaning/ unstable
- Reset to level and plumb

Clean and treatment with D/2 biological solution

- Row 1/8



Frank Learned

Priority (1,2): 1

- Headstone
- Marble
- Fallen/ broken
- Reset to level and plumb

Adhesive repair
Infill remaining cracks with restoration mortar
Clean and treatment with D/2 biological solution

- Row 1/10



Waldo A. + Edgar Roper

Priority (1,2): 1

- Headstone
- Marble
- Fallen/ broken
- Reset to level and plumb

Adhesive repair
Infill remaining cracks with restoration mortar
Clean and treatment with D/2 biological solution

- Row 1/16



Jonas Harwood

Priority (1,2): 1

- Headstone
- Marble
- Leaning/broken
- Reset to level and plumb

Remove failed repair
Adhesive repair
Infill remaining cracks with restoration mortar
Clean and treatment with D/2 biological solution

- Row 2/1



James C. Wood

Priority (1,2): 1

- Headstone
- Marble
- Fallen/ broken
- Reset to level and plumb

Adhesive repair
Infill remaining cracks with restoration mortar
Clean and treatment with D/2 biological solution

- Row 2/2



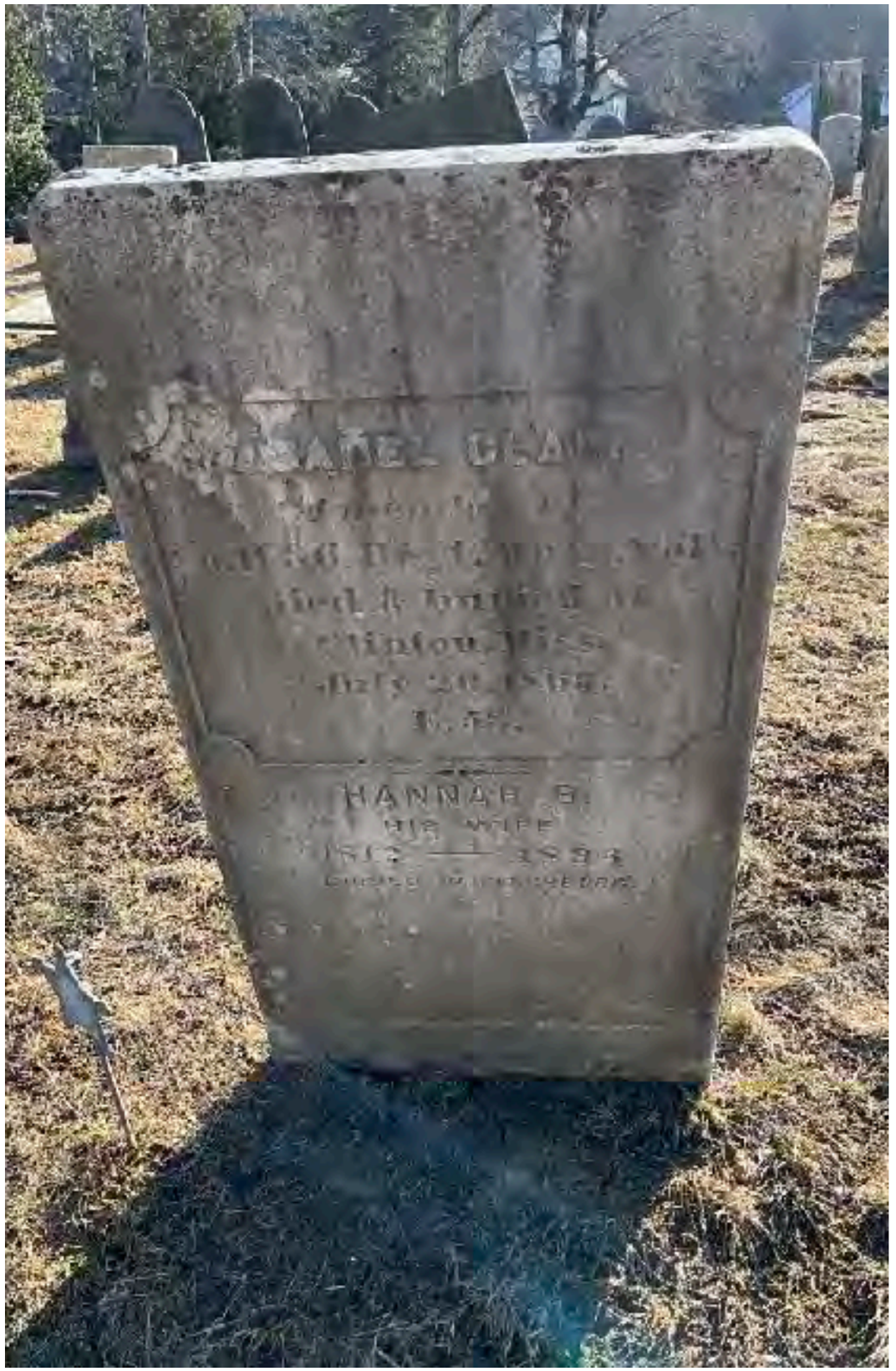
Asahel Clapp

Priority (1,2): 2

- Headstone
- Marble
- Leaning/ unstable
- Reset to level and plumb

Clean and treatment with D/2 biological solution

- Row 2/4



Dr. Abishai Shumway

Priority (1,2): 2

- Headstone
- Marble
- Leaning/ unstable
- Reset to level and plumb

Clean and treatment with D/2 biological solution

- Row 3/1



Albert A. Shumway

Priority (1,2): 1

- Headstone
- Marble
- Fallen/ broken
- Reset to level and plumb Adhesive repair
Infill remaining cracks with restoration mortar
Clean and treatment with D/2 biological solution

- Row 3/2



Almira M. Shumway

Priority (1,2): 1

- Headstone
- Marble
- Leaning/broken
- Reset to level and plumb Remove failed repair
Adhesive repair
Infill remaining cracks with restoration mortar
Clean and treatment with D/2 biological solution

- Row 3/3



Nehemiah Shumway

Priority (1,2): 1

- Headstone
- Marble
- Leaning/broken
- Reset to level and plumb Adhesive repair
Infill remaining cracks with restoration mortar
Clean and treatment with D/2 biological solution

- Row 3/5



Sadie Bishop

Priority (1,2): 2

- Headstone
- Marble
- Leaning/ unstable
- Reset to level and plumb

Clean and treatment with D/2 biological solution

- Row 3/9



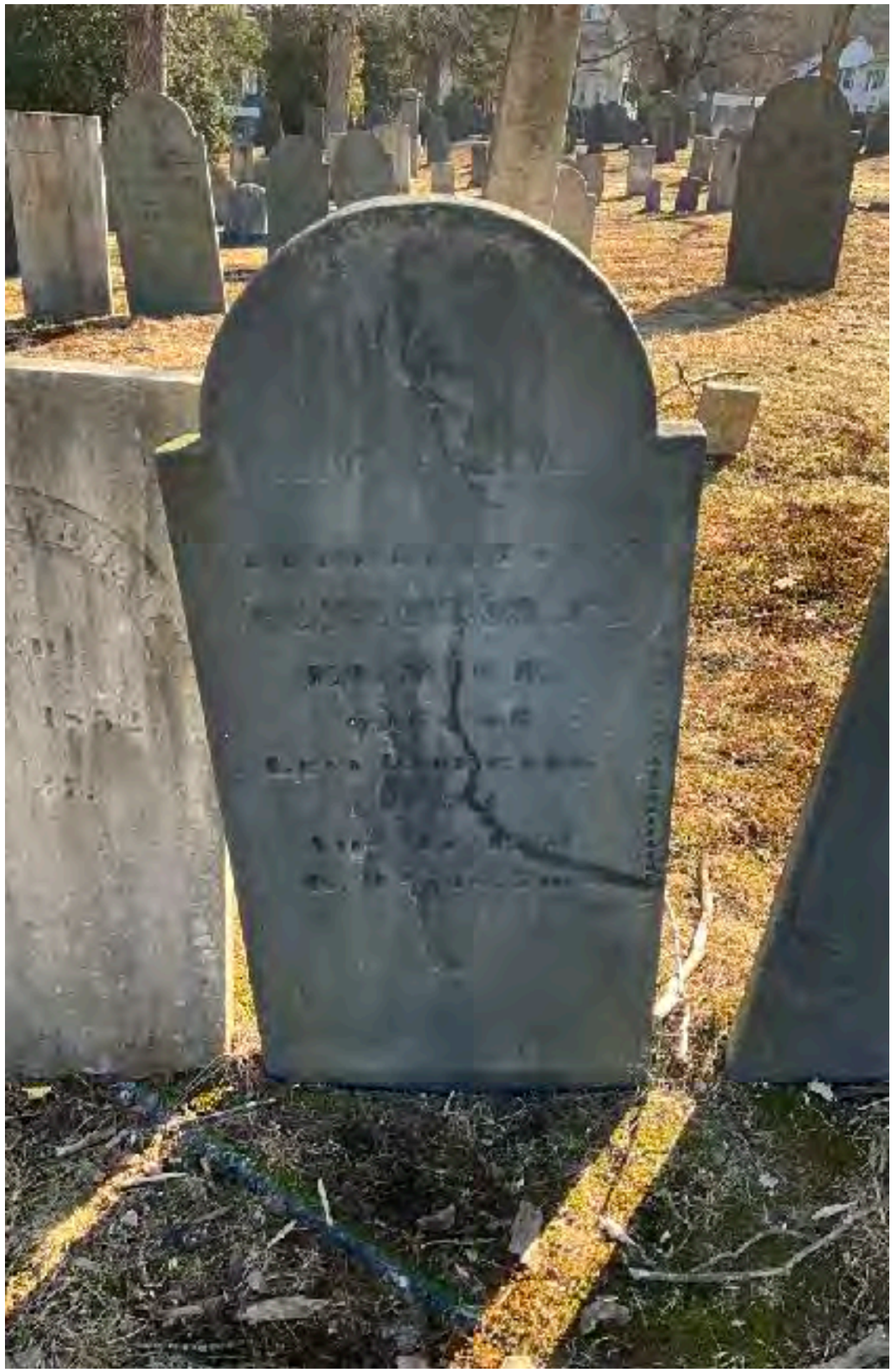
Eunice Fairbanks

Priority (1,2): 1

- Headstone
- Slate
- Leaning/ unstable
- Reset to level and plumb

Clean and treatment with D/2 biological solution

- Row 3/18



Susannah Hinds

Priority (1,2): 2

- Headstone
- Slate
- Leaning/ unstable
- Reset to level and plumb

Clean and treatment with D/2 biological solution

- Row 3/20



Harriet Hinds

Priority (1,2): 1

- Headstone
- Slate
- Leaning/ unstable
- Reset to level and plumb

Clean and treatment with D/2 biological solution

- Row 3/21



Alison Hinds

Priority (1,2): 1

- Headstone
- Marble
- Leaning/ unstable
- Reset to level and plumb

Clean and treatment with D/2 biological solution

- Row 3/23



Abijiah Hinds

Priority (1,2): 1

- Headstone
- Marble
- Leaning/ unstable
- Reset to level and plumb

Clean and treatment with D/2 biological solution

- Row 3/26



Abigail Jaquith

Priority (1,2): 1

- Headstone
- Marble
- Leaning/ unstable
- Reset to level and plumb

Clean and treatment with D/2 biological solution

- Row 3/27



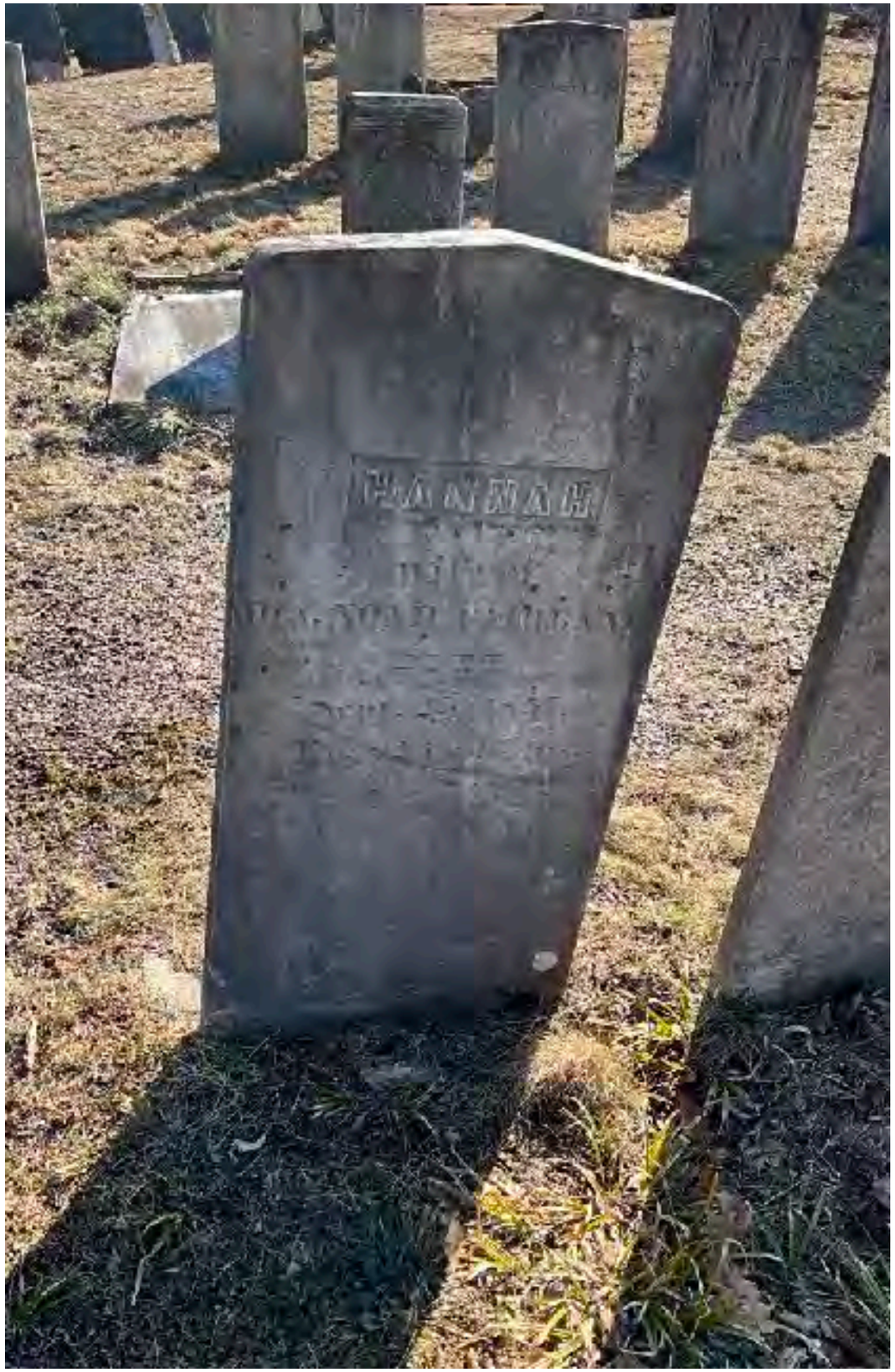
Hannah Fairbanks

Priority (1,2): 2

- Headstone
- Marble
- Leaning/ unstable
- Reset to level and plumb

Clean and treatment with D/2 biological solution

- Row 4/2



Noah Fairbanks Jr.

Priority (1,2): 1

- Headstone
- Slate
- Leaning/ unstable, delaminating
- Reset to level and plumb, infill cracks with restoration mortar
Clean and treatment with D/2 biological solution

- Row 4/4



Hannah Fairbank

Priority (1,2): 1

- Headstone
- Slate
- Leaning/ unstable, delaminating
- Reset to level and plumb, infill cracks with restoration mortar
Clean and treatment with D/2 biological solution

- Row 4/5



Swewel Fairbank

Priority (1,2): 1

- Headstone
- Slate
- Leaning/ unstable, delaminating
- Reset to level and plumb, infill cracks with restoration mortar
Clean and treatment with D/2 biological solution

- Row 4/6



Joseph Barker

Priority (1,2): 1

- Headstone
- Marble
- Leaning/broken
- Reset to level and plumb

Remove failed repair
Adhesive repair
Infill remaining cracks with restoration mortar
Clean and treatment with D/2 biological solution

- Row 4/8



Dinah Adams

Priority (1,2): 2

- Headstone
- Marble
- Fallen/ broken
- Reset to level and plumb Adhesive repair
Infill remaining cracks with restoration mortar
Clean and treatment with D/2 biological solution

- Row 4/10



Rebecca Learned

Priority (1,2): 1

- Headstone
- Marble
- Fallen/ broken
- Reset to level and plumb Remove failed repair
Adhesive repair
Infill remaining cracks with restoration mortar
Clean and treatment with D/2 biological solution
-

- Row 4/16



Charles Nicholes

Priority (1,2): 1

- Headstone
- Marble
- Leaning/ delaminating
- Reset to level and plumb infill cracks with restoration mortar
Clean and treatment with D/2 biological solution

- Row 4/18



Charilla M. Nichols

Priority (1,2): 2

- Foot-stone
- Marble
- Leaning/ unstable
- Reset to level and plumb Clean and treatment with D/2 biological solution

- Row 4/20



Jackson

Priority (1,2): 2

- Foot-stone
- Marble
- Leaning/ unstable
- Reset to level and plumb Clean and treatment with D/2 biological solution

- Row 4/21



Jackson

Priority (1,2): 2

- Foot-stone
- Marble
- Leaning/ unstable
- Reset to level and plumb Clean and treatment with D/2 biological solution

- Row 4/22



Davis

Priority (1,2): 1

- Obelisk
- Marble
- Leaning/ unstable
- Reset to level and plumb Clean and treatment with D/2 biological solution

- Row 4/23



Davis

Priority (1,2): 2

- Foot-stone
- Marble
- Leaning/ unstable
- Reset to level and plumb Clean and treatment with D/2 biological solution

- Row 4/24



Davis

Priority (1,2): 2

- Foot-stone
- Marble
- Leaning/ unstable
- Reset to level and plumb Clean and treatment with D/2 biological solution

- Row 4/25



Davis

Priority (1,2): 1

- Foot-stone
- Marble
- Leaning/ unstable
- Reset to level and plumb Clean and treatment with D/2 biological solution

- Row 4/26



Edward Greenwood

Priority (1,2): 1

- Headstone
- Marble
- Fallen/ broken
- Reset to level and plumb Remove failed repair
Adhesive repair
Infill remaining cracks with restoration mortar
Clean and treatment with D/2 biological solution

- Row 5/1



Betsey Greenwood

Priority (1,2): 2

- Headstone
- Marble
- Leaning/ unstable
- Reset to level and plumb Clean and treatment with D/2 biological solution

- Row 5/2



Seth Whitney

Priority (1,2): 1

- Headstone
- Marble
- Fallen/ broken
- Reset to level and plumb Remove failed repair
Adhesive repair
Infill remaining cracks with restoration mortar
Clean and treatment with D/2 biological solution

- Row 5/6



Chloe Whitney

Priority (1,2): 2

- Headstone
- Marble
- Leaning/ unstable
- Reset to level and plumb Clean and treatment with D/2 biological solution

- Row 5/7



Sally Whitney

Priority (1,2): 1

- Headstone
- Slate
- Leaning/ unstable
- Reset to level and plumb Clean and treatment with D/2 biological solution

- Row 5/8



Seth Whitney

Priority (1,2): 2

- Headstone
- Slate
- Leaning/ unstable
- Reset to level and plumb Clean and treatment with D/2 biological solution

- Row 5/9



Mary Whitney

Priority (1,2): 1

- Headstone
- Slate
- Leaning/ delaminating
- Reset to level and plumb, Infill remaining cracks with restoration mortar Clean and treatment with D/2 biological solution

- Row 5/10



Seth Jr. Whitney

Priority (1,2): 1

- Headstone
- Slate
- Leaning/ delaminating
- Reset to level and plumb, Infill remaining cracks with restoration mortar Clean and treatment with D/2 biological solution

- Row 5/11



Jude Sawyer

Priority (1,2): 2

- Headstone
- Granite
- Leaning/ unstable
- Reset to level and plumb Clean and treatment with D/2 biological solution

- Row 5/13



Joseph Clark

Priority (1,2): 2

- Headstone
- Granite
- Leaning/ unstable
- Reset to level and plumb Clean and treatment with D/2 biological solution

- Row 5/16



Sarah Whitney

Priority (1,2): 1

- Headstone
- Slate
- Leaning/ unstable
- Reset to level and plumb Clean and treatment with D/2 biological solution

- Row 5/18



Jospeh Whitney

Priority (1,2): 1

- Headstone
- Slate
- Leaning/ delaminating
- Reset to level and plumb, Infill remaining cracks with restoration mortar Clean and treatment with D/2 biological solution

- Row 5/19



Samuel Whitney

Priority (1,2): 1

- Headstone
- Slate
- Leaning/ unstable
- Reset to level and plumb Clean and treatment with D/2 biological solution

- Row 5/20



Joseph R. Whitney

Priority (1,2): 2

- Headstone
- Slate
- Leaning/ unstable
- Reset to level and plumb Clean and treatment with D/2 biological solution

- Row 5/21



Sally Alden

Priority (1,2): 2

- Headstone
- Slate
- Leaning/ unstable
- Reset to level and plumb Clean and treatment with D/2 biological solution

- Row 5/22



Ella

Priority (1,2): 1

- Die on base
- Marble
- Leaning/ broken
- Reset to level and plumb Adhesive repair
Infill remaining cracks with restoration mortar
Clean and treatment with D/2 biological solution
-

- Row 5/23



Charles Greenwood II

Priority (1,2): 1

- Headstone
- Slate
- Leaning/ unstable
- Reset to level and plumb Clean and treatment with D/2 biological solution

- Row 5/26



Catharine Cowee

Priority (1,2): 2

- Headstone
- Marble
- Leaning/ unstable
- Reset to level and plumb Clean and treatment with D/2 biological solution
- Row 5/30



Sarah + Francis Butrick Stvens

Priority (1,2): 2

- Headstone
- Slate
- Leaning/ unstable
- Reset to level and plumb Clean and treatment with D/2 biological solution

- Row 5/36



Sarah E. Butrick Stevens

Priority (1,2): 2

- Headstone
- Slate
- Leaning/ unstable
- Reset to level and plumb Clean and treatment with D/2 biological solution

- Row 5/37



Fletcher Stevens

Priority (1,2): 1

- Headstone
- Slate
- Leaning/ unstable
- Reset to level and plumb Clean and treatment with D/2 biological solution

- Row 5/38



Infant

Priority (1,2): 1

- Headstone
- Slate
- Leaning/ unstable
- Reset to level and plumb Clean and treatment with D/2 biological solution

- Row 5/39



C.K.

Priority (1,2): 1

- Foot-stone
- Marble
- Leaning/ unstable
- Reset to level and plumb Clean and treatment with D/2 biological solution

- Row 5/42



EJM

Priority (1,2): 2

- Foot-stone
- Marble
- Leaning/ unstable
- Reset to level and plumb Clean and treatment with D/2 biological solution

- Row 5/45



Betsey Raymond

Priority (1,2): 1

- Headstone
- Marble
- Leaning/ unstable
- Reset to level and plumb Clean and treatment with D/2 biological solution

- Row 6/1



Laura Parker

Priority (1,2): 1

- Die on base
- Marble
- Leaning/ loose
- Reset to level and plumb Adhesive repair
Infill remaining cracks with restoration mortar
Clean and treatment with D/2 biological solution

- Row 6/6



Martie Putnam

Priority (1,2): 1

- Obelisk
- Marble
- Leaning/ loose
- Reset to level and plumb Adhesive repair
Infill remaining cracks with restoration mortar
Clean and treatment with D/2 biological solution

- Row 6/7



Jonathan Bancroft

Priority (1,2): 1

- Headstone
- Marble
- Leaning/ unstable
- Reset to level and plumb Clean and treatment with D/2 biological solution

- Row 6/9



Rocksy Phillips

Priority (1,2): 1

- Headstone
- Slate
- Fallen/ broken
- Reset to level and plumb Adhesive repair
Infill remaining cracks with restoration mortar
Clean and treatment with D/2 biological solution
-
-
- Row 6/12



Lydia Fenno

Priority (1,2): 1

- Headstone
- Slate
- Leaning/ unstable
- Reset to level and plumb Clean and treatment with D/2 biological solution

- Row 6/18



Theo. Baker

Priority (1,2): 1

- Headstone
- Slate
- Leaning/ unstable
- Reset to level and plumb Clean and treatment with D/2 biological solution

- Row 6/21



Molly Baker

Priority (1,2): 1

- Headstone
- Slate
- Leaning/ unstable
- Reset to level and plumb Clean and treatment with D/2 biological solution

- Row 6/22



Lucy Baker

Priority (1,2): 2

- Headstone
- Marble
- Leaning/ unstable
- Reset to level and plumb Clean and treatment with D/2 biological solution

- Row 6/23



Martha C. Priest

Priority (1,2): 1

- Die on base
- Marble
- Leaning/ loose
- Reset to level and plumb Clean and treatment with D/2 biological solution
- Row 6/25



Edward Priest

Priority (1,2): 1

- Die on base
- Marble
- Leaning/ loose
- Reset to level and plumb Clean and treatment with D/2 biological solution

- Row 6/28



Anne Perley

Priority (1,2): 1

- Headstone
- Marble
- Fallen/ broken
- Reset to level and plumb Adhesive repair
Infill remaining cracks with restoration mortar
Clean and treatment with D/2 biological solution

- Row 7/1



Elizabeth Bancroft

Priority (1,2): 1

- Headstone
- Slate
- Leaning/ unstable
- Reset to level and plumb Clean and treatment with D/2 biological solution

- Row 7/6



Polly Bancroft

Priority (1,2): 2

- Headstone
- Slate
- Leaning/ unstable
- Reset to level and plumb Clean and treatment with D/2 biological solution

- Row 7/8



George Allen

Priority (1,2): 1

- Headstone
- Marble
- Fallen/ broken
- Reset to level and plumb Adhesive repair
Infill remaining cracks with restoration mortar
Clean and treatment with D/2 biological solution

- Row 7/10



Ezra Baker

Priority (1,2): 1

- Die on base
- Marble
- Leaning/ loose
- Reset to level and plumb Adhesive repair
Infill remaining cracks with restoration mortar
Clean and treatment with D/2 biological solution

- Row 7/15



Marcus Nichols

Priority (1,2): 2

- Headstone
- Marble
- Leaning/ unstable
- Reset to level and plumb Clean and treatment with D/2 biological solution

- Row 7/17



Lydia Sewer

Priority (1,2): 1

- Headstone
- Slate
- Leaning/ unstable
- Reset to level and plumb Clean and treatment with D/2 biological solution

- Row 7/20



C.B.H.

Priority (1,2): 2

- Foot-stone
- Marble
- Leaning/ unstable
- Reset to level and plumb Clean and treatment with D/2 biological solution

- Row 7/23



Webster Whitney

Priority (1,2): 1

- Die on base
- Marble
- Leaning/ loose
- Reset to level and plumb Adhesive repair
Infill remaining cracks with restoration mortar
Clean and treatment with D/2 biological solution

- Row 8/2



Anna Whitney

Priority (1,2): 2

- Headstone
- Marble
- Leaning/ unstable
- Reset to level and plumb Clean and treatment with D/2 biological solution

- Row 8/3



William Whitney

Priority (1,2): 2

- Headstone
- Marble
- Leaning/ unstable
- Reset to level and plumb Clean and treatment with D/2 biological solution

- Row 8/4



John W. Jacobs

Priority (1,2): 1

- Die on base
- Marble
- Fallen/ broken
- Reset to level and plumb Adhesive repair
Infill remaining cracks with restoration mortar
Clean and treatment with D/2 biological solution

- Row 8/5



Betty Temple

Priority (1,2): 1

- Headstone
- Slate
- Leaning/ unstable
- Reset to level and plumb Clean and treatment with D/2 biological solution

- Row 8/8



Ohio Temple

Priority (1,2): 2

- Headstone
- Slate
- Leaning/ unstable
- Reset to level and plumb Clean and treatment with D/2 biological solution

- Row 8/9



Joseph Baker

Priority (1,2): 1

- Headstone
- Marble
- Fallen/ broken
- Reset to level and plumb Adhesive repair
Infill remaining cracks with restoration mortar
Clean and treatment with D/2 biological solution

- Row 8/12



Moses Porter

Priority (1,2): 1

- Headstone
- Marble
- Fallen/ broken
- Reset to level and plumb Adhesive repair
Infill remaining cracks with restoration mortar
Clean and treatment with D/2 biological solution

- Row 8/13



Louisa F. Gates

Priority (1,2): 1

- Die on base
- Marble
- Leaning/ loose
- Reset to level and plumb adhesive repair
Infill remaining cracks with restoration mortar
Clean and treatment with D/2 biological solution

- Row 8/25



Mary E. Rugg

Priority (1,2): 2

- Headstone
- Marble
- Leaning/ unstable
- Reset to level and plumb Clean and treatment with D/2 biological solution

- Row 8/27



Belarmin Bolton

Priority (1,2): 1

- Die on base
- Marble
- Fallen/ broken
- Reset to level and plumb Adhesive repair
Infill remaining cracks with restoration mortar
Clean and treatment with D/2 biological solution

- Row 8A/1



Elizabeth Newbury

Priority (1,2): 2

- Headstone
- Marble
- Leaning/ unstable
- Reset to level and plumb Clean and treatment with D/2 biological solution

- Row 9/1



Benjamin Newbury

Priority (1,2): 2

- Headstone
- Marble
- Leaning/ delaminating
- Reset to level and plumb Infill remaining cracks with restoration mortar Clean and treatment with D/2 biological solution

- Row 9/2



Ruth White

Priority (1,2): 2

- Headstone
- Slate
- Leaning/ unstable
- Reset to level and plumb Clean and treatment with D/2 biological solution

- Row 9/4



Phoebe Temple

Priority (1,2): 1

- Die on base
- Marble
- Leaning/ loose
- Reset to level and plumb Adhesive repair
Infill remaining cracks with restoration mortar
Clean and treatment with D/2 biological solution

- Row 9/8



Seth Temple

Priority (1,2): 1

- Die on base
- Marble
- Fallen/ buried
- Reset to level and plumb Adhesive repair
Infill remaining cracks with restoration mortar
Clean and treatment with D/2 biological solution

- Row 9/9



Charles Temple

Priority (1,2): 2

- Headstone
- Marble
- Leaning/ unstable
- Reset to level and plumb Clean and treatment with D/2 biological solution
- Row 9/10



Charles Temple

Priority (1,2): 2

- Headstone
- Slate
- Leaning/ unstable
- Reset to level and plumb Clean and treatment with D/2 biological solution

- Row 9/11



Susannah Temple

Priority (1,2): 1

- Die on base
- Marble
- Fallen/ broken
- Reset to level and plumb Adhesive repair
Infill remaining cracks with restoration mortar
Clean and treatment with D/2 biological solution

- Row 9/12



Asa Temple

Priority (1,2): 1

- Die on base
- Marble
- Leaning/ loose
- Reset to level and plumb Adhesive repair
Infill remaining cracks with restoration mortar
Clean and treatment with D/2 biological solution

- Row 9/13



Chester B. Kendall

Priority (1,2): 2

- Headstone
- Marble
- Leaning/ unstable
- Reset to level and plumb Clean and treatment with D/2 biological solution

- Row 9/15



Willie Kendall

Priority (1,2): 2

- Headstone
- Marble
- Leaning/ unstable
- Reset to level and plumb Clean and treatment with D/2 biological solution

- Row 9/16



John Dyer

Priority (1,2): 1

- Headstone
- Marble
- Leaning/ broken
- Reset to level and plumb Adhesive repair
Infill remaining cracks with restoration mortar
Clean and treatment with D/2 biological solution

- Row 9/17



Ellen S. Dyer

Priority (1,2): 1

- Headstone
- Slate
- Leaning/ broken
- Reset to level and plumb Reset to level and plumb
Remove failed repair
Adhesive repair
Infill remaining cracks with restoration mortar
Clean and treatment with D/2 biological solution

- Row 9/18



Elisabeth Henshaw

Priority (1,2): 1

- Headstone
- Slate
- Leaning/ unstable
- Reset to level and plumb Clean and treatment with D/2 biological solution

- Row 9/21



Margaret Green

Priority (1,2): 2

- Headstone
- Slate
- Leaning/ unstable
- Reset to level and plumb Clean and treatment with D/2 biological solution

- Row 9/22



Eliza Comee

Priority (1,2): 2

- Headstone
- Marble
- Leaning/ unstable
- Reset to level and plumb Clean and treatment with D/2 biological solution

- Row 9/30



John Comer

Priority (1,2): 1

- Headstone
- Marble
- Leaning/ delaminating
- Reset to level and plumb Infill remaining cracks with restoration mortar Clean and treatment with D/2 biological solution
-

- Row 9/31



James M. Comer

Priority (1,2): 1

- Die on base
- Marble
- Leaning/ loose
- Reset to level and plumb Adhesive repair
Infill remaining cracks with restoration mortar
Clean and treatment with D/2 biological solution

- Row 9/32

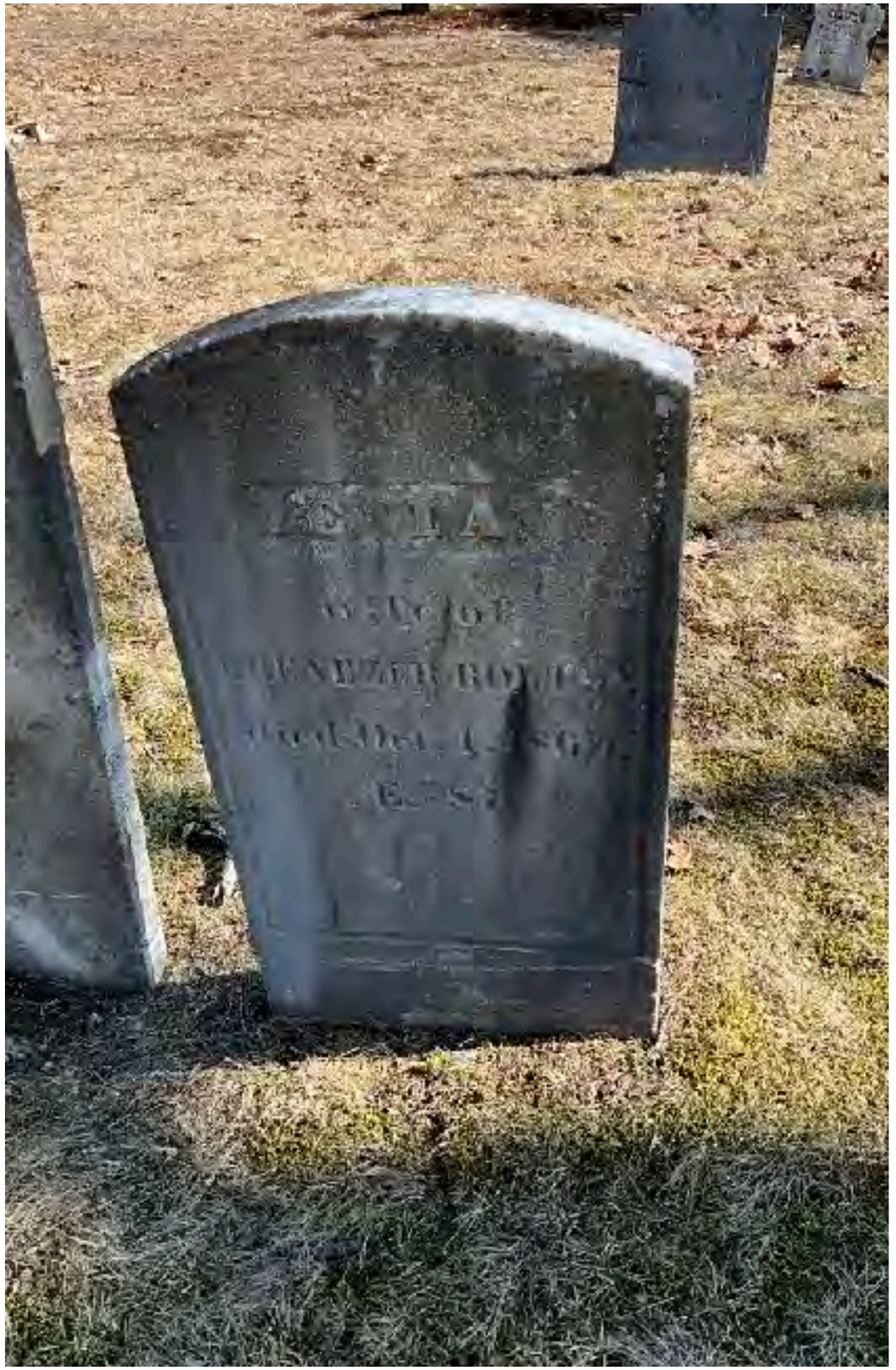


Lenday Bolton

Priority (1,2): 2

- Headstone
- Marble
- Leaning/ unstable
- Reset to level and plumb Clean and treatment with D/2 biological solution

- Row 9/33



Henry Saunders

Priority (1,2): 1

- Die on base
- Marble
- Leaning/ loose
- Reset to level and plumb Adhesive repair
Infill remaining cracks with restoration mortar
Clean and treatment with D/2 biological solution

- Row 10/1



Joanna M. Clark

Priority (1,2): 1

- Headstone
- Marble
- Fallen/ broken
- Reset to level and plumb Adhesive repair
Infill remaining cracks with restoration mortar
Clean and treatment with D/2 biological solution

- Row 10/5



Martin K. Powers

Priority (1,2): 1

- Headstone
- Marble
- Fallen/ broken
- Reset to level and plumb Adhesive repair
Infill remaining cracks with restoration mortar
Clean and treatment with D/2 biological solution

- Row 10/11



Robert Powers

Priority (1,2): 1

- Headstone
- Marble
- Fallen/ broken
- Reset to level and plumb Adhesive repair
Infill remaining cracks with restoration mortar
Clean and treatment with D/2 biological solution

- Row 10/13



David Comer

Priority (1,2): 2

- Headstone
- Granite
- Leaning/ unstable
- Reset to level and plumb Clean and treatment with D/2 biological solution

- Row 10/19



Infant

Priority (1,2): 2

- Headstone
- Marble
- Leaning/ unstable
- Reset to level and plumb Clean and treatment with D/2 biological solution

- Row 10/21



Mary L. Wheeler

Priority (1,2): 1

- Headstone
- Slate
- Fallen/ broken
- Reset to level and plumb Adhesive repair
Infill remaining cracks with restoration mortar
Clean and treatment with D/2 biological solution

- Row 11/1



Lucy Wheeler

Priority (1,2): 1

- Headstone
- Slate
- Leaning/ inside tree stump
- Reset to level and plumb Clean and treatment with D/2 biological solution

- Row 11/2



Lucretia Wheeler

Priority (1,2): 1

- Headstone
- Slate
- Leaning/ inside tree stump
- Reset to level and plumb Clean and treatment with D/2 biological solution

- Row 11/3



Lydia Emerson

Priority (1,2): 2

- Headstone
- Marble
- Leaning/ unstable
- Reset to level and plumb Clean and treatment with D/2 biological solution

- Row 11/4



Joel Wheeler

Priority (1,2): 1

- Headstone
- Slate
- Leaning/ unstable
- Reset to level and plumb Clean and treatment with D/2 biological solution

- Row 11/5



Patty Wheeler

Priority (1,2): 1

- Headstone
- Slate
- Leaning/ unstable
- Reset to level and plumb Clean and treatment with D/2 biological solution

- Row 11/6



Francis Wheeler

Priority (1,2): 1

- Die on base
- Marble
- Leaning/ loose
- Reset to level and plumb Adhesive repair
Infill remaining cracks with restoration mortar
Clean and treatment with D/2 biological solution

- Row 11/7



Joel Wheeler

Priority (1,2): 1

- Headstone
- Slate
- Leaning/ unstable
- Reset to level and plumb Clean and treatment with D/2 biological solution

- Row 11/8



Timothy Wheeler

Priority (1,2): 2

- Headstone
- Slate
- Fallen/ broken
- Reset to level and plumb Adhesive repair
Infill remaining cracks with restoration mortar
Clean and treatment with D/2 biological solution

- Row 11/9



Charles + Sally Brown

Priority (1,2): 1

- Headstone
- Slate
- Leaning/ unstable
- Reset to level and plumb Clean and treatment with D/2 biological solution

- Row 11/14



Abigail Styles

Priority (1,2): 1

- Headstone
- Marble
- Broken/ unstable
- Reset to level and plumb Adhesive repair
Infill remaining cracks with restoration mortar
Clean and treatment with D/2 biological solution

- Row 11/21



Sarah Brown

Priority (1,2): 2

- Headstone
- Marble
- Leaning/ unstable
- Reset to level and plumb

- Row 11/25

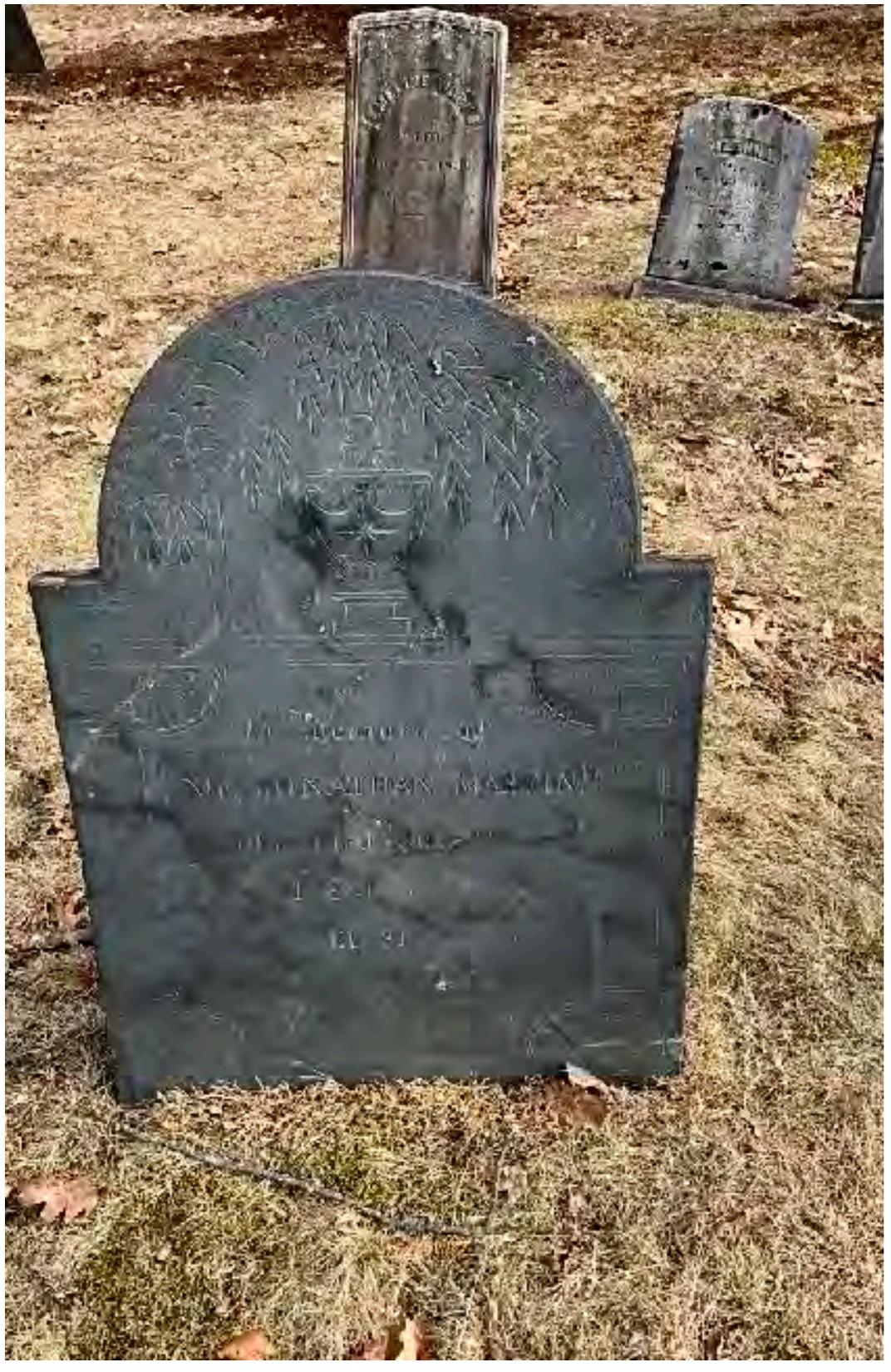


Jonathan Martin Jr.

Priority (1,2): 2

- Headstone
- Slate
- Leaning/ unstable
- Reset to level and plumb Clean and treatment with D/2 biological solution

- Row 11/33



Rhoda Gould

Priority (1,2): 2

- Monument
- Marble
- Leaning/ broken
- Reset to level and plumb Adhesive repair
Infill remaining cracks with restoration mortar
Clean and treatment with D/2 biological solution

- Row 11/37



Aaron Conant

Priority (1,2): 2

- Headstone
- Marble
- Leaning/ unstable
- Reset to level and plumb Clean and treatment with D/2 biological solution

- Row 12/4



Samuel A. Ball

Priority (1,2): 1

- Die on base
- Granite
- Leaning/ loose
- Reset to level and plumb Adhesive repair
Infill remaining cracks with restoration mortar
Clean and treatment with D/2 biological solution

- Row 12/6

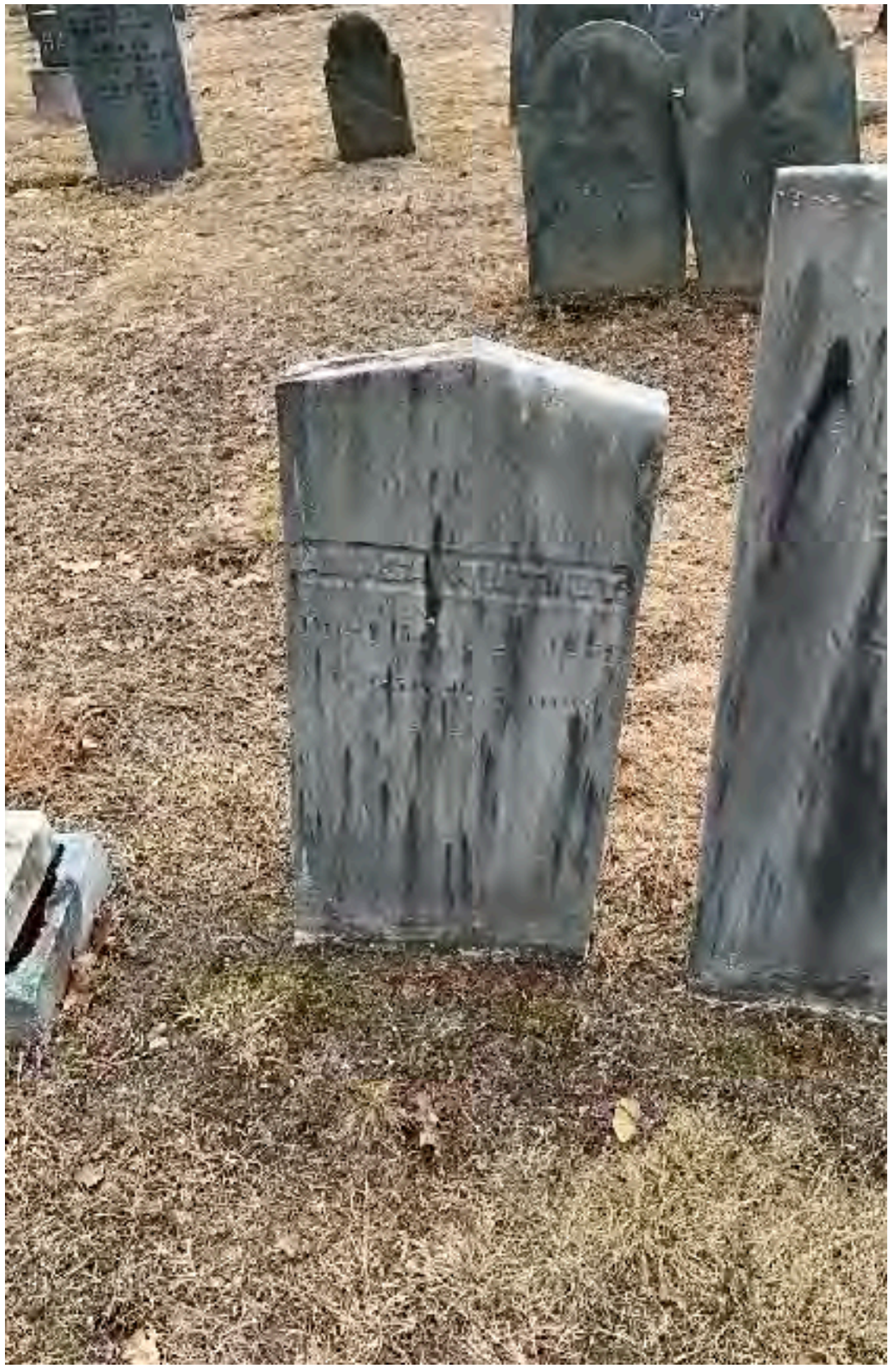


Amasa Whitney

Priority (1,2): 2

- Headstone
- Marble
- Leaning/ unstable
- Reset to level and plumb Clean and treatment with D/2 biological solution

- Row 12/10

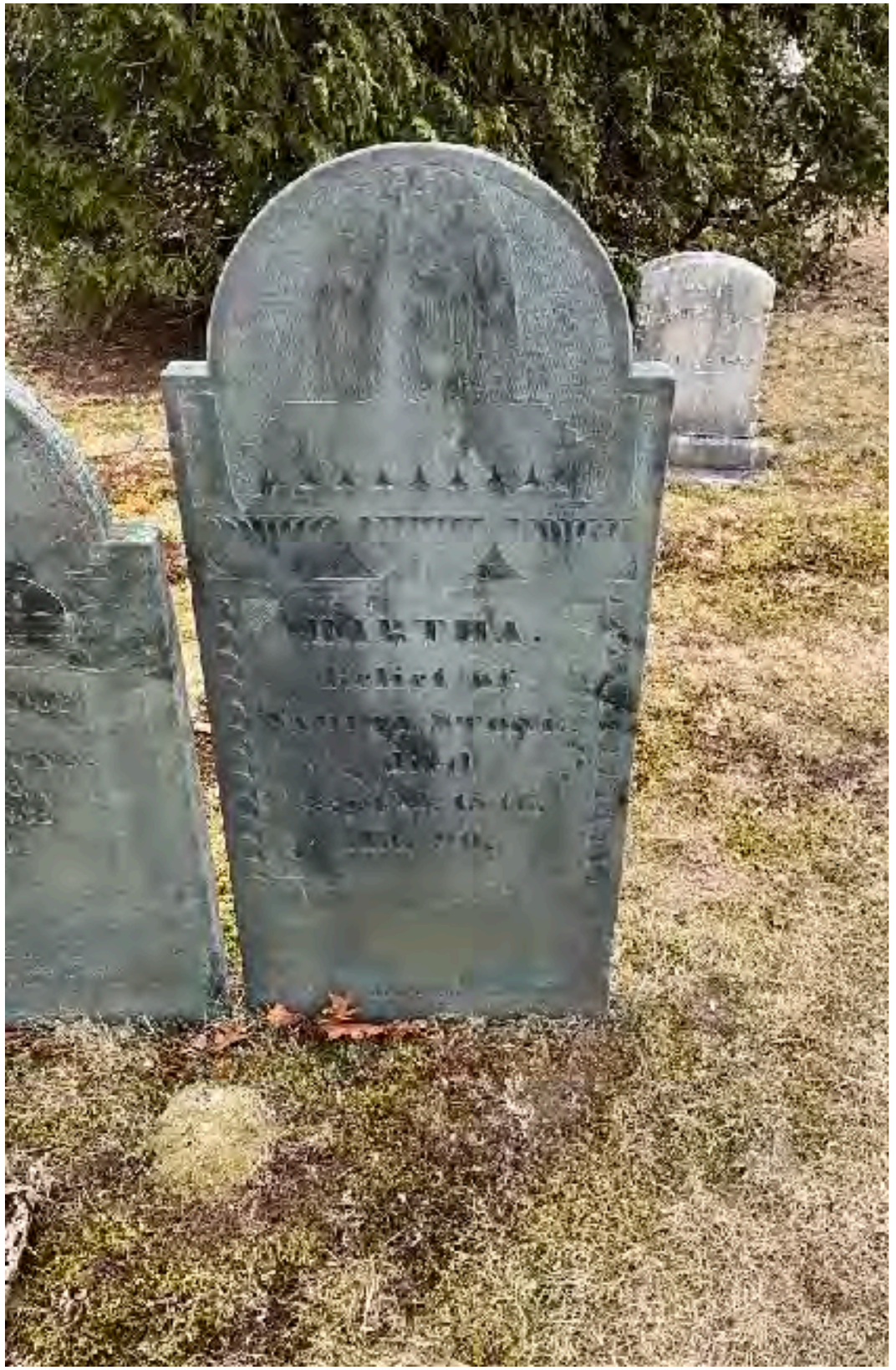


Martha Stone

Priority (1,2): 2

- Headstone
- Slate
- Leaning/ unstable
- Reset to level and plumb Clean and treatment with D/2 biological solution

- Row 12/15



Samuel Stone

Priority (1,2): 2

- Headstone
- Slate
- Leaning/ unstable
- **Reset to level and plumb** Clean and treatment with D/2 biological solution

- Row 12/16



Mariam Wilder

Priority (1,2): 1

- Headstone
- Slate
- Leaning/ unstable
- Reset to level and plumb Clean and treatment with D/2 biological solution

- Row 12/17



Hesediah Wilder

Priority (1,2): 1

- Headstone
- Marble
- Fallen/ broken
- Reset to level and plumb Adhesive repair
Infill remaining cracks with restoration mortar
Clean and treatment with D/2 biological solution

- Row 12/22



Joanna Wilder

Priority (1,2): 1

- Headstone
- Marble
- Fallen/ broken
- Reset to level and plumb Adhesive repair
Infill remaining cracks with restoration mortar
Clean and treatment with D/2 biological solution

- Row 12/24



Catherine Wilder

Priority (1,2): 1

- Die on base
- Marble
- Leaning/ loose
- Reset to level and plumb Adhesive repair
Infill remaining cracks with restoration mortar
Clean and treatment with D/2 biological solution

- Row 12/24



Daniel Clapp

Priority (1,2): 1

- Die on base
- Marble
- Leaning/ loose
- Reset to level and plumb Adhesive repair
Infill remaining cracks with restoration mortar
Clean and treatment with D/2 biological solution

- Row 12/25



Izanna Clapp

Priority (1,2): 1

- Die on base
- Marble
- Leaning/ loose
- Reset to level and plumb Adhesive repair
Infill remaining cracks with restoration mortar
Clean and treatment with D/2 biological solution

- Row 12/26



Emeline Works

Priority (1,2): 1

- Die on base
- Marble
- Leaning/ loose
- Reset to level and plumb Adhesive repair
Infill remaining cracks with restoration mortar
Clean and treatment with D/2 biological solution

- Row 12/27



Harrison Howe

Priority (1,2): 2

- Headstone
- Marble
- Leaning/ unstable
- Reset to level and plumb Clean and treatment with D/2 biological solution

- Row 12/31



Fanny Howe

Priority (1,2): 1

- Headstone
- Marble
- Leaning/ delaminating
- Reset to level and plumb Infill remaining cracks with restoration mortar Clean and treatment with D/2 biological solution

- Row 12/32



Abel Stevens

Priority (1,2): 1

- Headstone
- Marble
- Fallen/ broken
- Reset to level and plumb Adhesive repair
Infill remaining cracks with restoration mortar
Clean and treatment with D/2 biological solution

- Row 12/37



Eliza Stevens

Priority (1,2): 1

- Headstone
- Marble
- Fallen/ broken
- Reset to level and plumb Adhesive repair
Infill remaining cracks with restoration mortar
Clean and treatment with D/2 biological solution

- Row 12/38



Abel Stevens

Priority (1,2): 1

- Headstone
- Marble
- Fallen/ broken
- Reset to level and plumb Adhesive repair
Infill remaining cracks with restoration mortar
Clean and treatment with D/2 biological solution

- Row 12/39



Bell's Grave

Priority (1,2): 1

- Headstone
- Marble
- Fallen/ broken
- Reset to level and plumb Adhesive repair
Infill remaining cracks with restoration mortar
Clean and treatment with D/2 biological solution

- Row 12/41



Sally Moor

Priority (1,2): 2

- Headstone
- Slate
- Leaning/ unstable
- Reset to level and plumb Clean and treatment with D/2 biological solution

- Row 13/3



Capt, Ezra Moor

Priority (1,2): 1

- Headstone
- Slate
- Leaning/ unstable
- Reset to level and plumb Clean and treatment with D/2 biological solution

- Row 13/4



Ezekiel Knowlton

Priority (1,2): 1

- Headstone
- Slate
- Leaning/ unstable
- Reset to level and plumb Clean and treatment with D/2 biological solution

- Row 13/5



Sarah D Merril

Priority (1,2): 2

- Headstone
- Marble
- Leaning/ unstable
- Reset to level and plumb Clean and treatment with D/2 biological solution

- Row 13/6



Molly Eaton

Priority (1,2): 1

- Headstone
- Slate
- Leaning/ unstable
- Reset to level and plumb Clean and treatment with D/2 biological solution

- Row 13/8



John Eaton

Priority (1,2): 1

- Headstone
- Slate
- Leaning/ unstable
- Reset to level and plumb Clean and treatment with D/2 biological solution

- Row 13/9



Warren Eaton

Priority (1,2): 1

- Headstone
- Slate
- Leaning/ unstable
- Reset to level and plumb Clean and treatment with D/2 biological solution

- Row 13/10

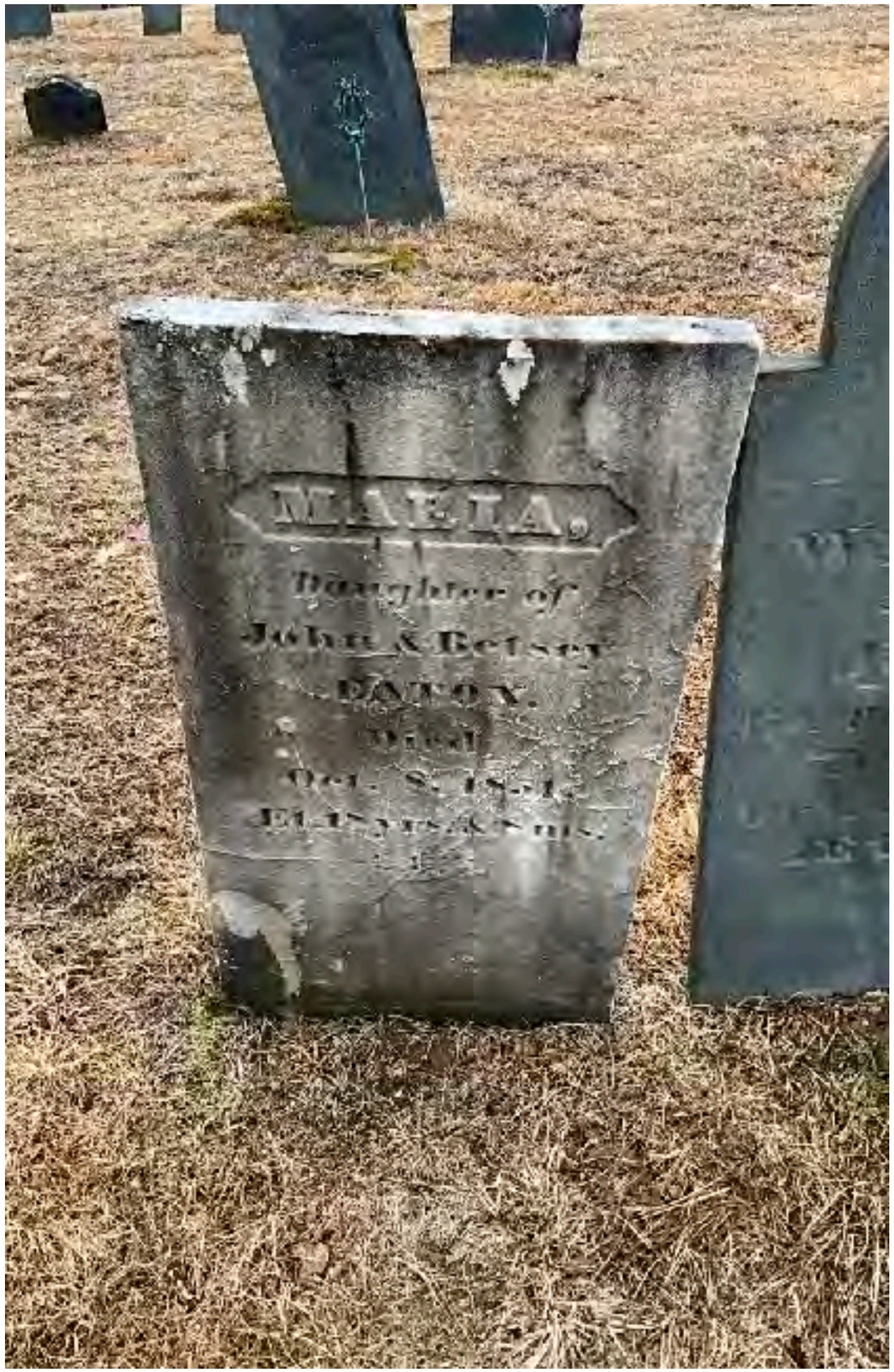


Maria Eaton

Priority (1,2): 1

- Headstone
- Marble
- Leaning/ unstable
- Reset to level and plumb Clean and treatment with D/2 biological solution

- Row 13/11



Benjamin Edgell

Priority (1,2): 1

- Headstone
- Slate
- Leaning/ unstable
- Reset to level and plumb Clean and treatment with D/2 biological solution

- Row 13/14



Priscilla Edgell

Priority (1,2): 1

- Headstone
- Slate
- Leaning/ unstable
- Reset to level and plumb Clean and treatment with D/2 biological solution

- Row 13/15



Tryphosa Holden

Priority (1,2): 1

- Die on base
- Marble
- Leaning/ loose
- Reset to level and plumb Clean and treatment with D/2 biological solution

- Row 13/20



Eldridge Holden

Priority (1,2): 1

- Die on base
- Marble
- Leaning/ loose
- Reset to level and plumb Clean and treatment with D/2 biological solution

- Row 13/21



John Nelson Holden

Priority (1,2): 1

- Headstone
- Marble
- Leaning/ broken
- Reset to level and plumb Adhesive repair
Infill remaining cracks with restoration mortar
Clean and treatment with D/2 biological solution

- Row 13/22



Arathucy C. Jackson

Priority (1,2): 1

- Die on base
- Granite
- Fallen
- Reset to level and plumb Adhesive repair
Infill remaining cracks with restoration mortar
Clean and treatment with D/2 biological solution

- Row 13/23



Francis Hill

Priority (1,2): 2

- Headstone
- Marble
- Leaning/ unstable
- Reset to level and plumb Clean and treatment with D/2 biological solution

- Row 14/1



Joseph Hill

Priority (1,2): 1

- Headstone
- Slate
- Leaning/ delaminating
- Reset to level and plumb Infill cracks with restoration mortar Clean and treatment with D/2 biological solution

- Row 14/2



Asa Hill

Priority (1,2): 2

- Headstone
- Slate
- Leaning/ unstable
- Reset to level and plumb Clean and treatment with D/2 biological solution

- Row 14/3



Alice Saunders

Priority (1,2): 1

- Headstone
- Marble
- Broken/ unstable
- Reset to level and plumb Adhesive repair
Infill remaining cracks with restoration mortar
Clean and treatment with D/2 biological solution

- Row 14/5



Franklin B. Saunders

Priority (1,2): 1

- Headstone
- Marble
- Leaning/ unstable
- Reset to level and plumb Clean and treatment with D/2 biological solution

- Row 14/6



Jonas Richardson

Priority (1,2): 2

- Headstone
- Slate
- Leaning/ unstable
- Reset to level and plumb Clean and treatment with D/2 biological solution

- Row 14/16



Asa Richardson

Priority (1,2): 1

- Headstone
- Marble
- Fallen/ broken
- Reset to level and plumb Adhesive repair
Infill remaining cracks with restoration mortar
Clean and treatment with D/2 biological solution

- Row 14/19



Elizabeth Richardson

Priority (1,2): 2

- Headstone
- Slate
- Leaning/ unstable
- Reset to level and plumb Clean and treatment with D/2 biological solution

- Row 14/22



Isaac Richardson

Priority (1,2): 1

- Headstone
- Marble
- Fallen/ broken
- Reset to level and plumb Adhesive repair
Infill remaining cracks with restoration mortar
Clean and treatment with D/2 biological solution

- Row 14/24



Infant daughter

Priority (1,2): 2

- Headstone
- Slate
- Leaning/ unstable
- Reset to level and plumb Clean and treatment with D/2 biological solution

- Row 14/35



Horace Knapp

Priority (1,2): 1

- Headstone
- Marble
- Fallen/ broken
- Reset to level and plumb Adhesive repair
Infill remaining cracks with restoration mortar
Clean and treatment with D/2 biological solution

- Row 14/38

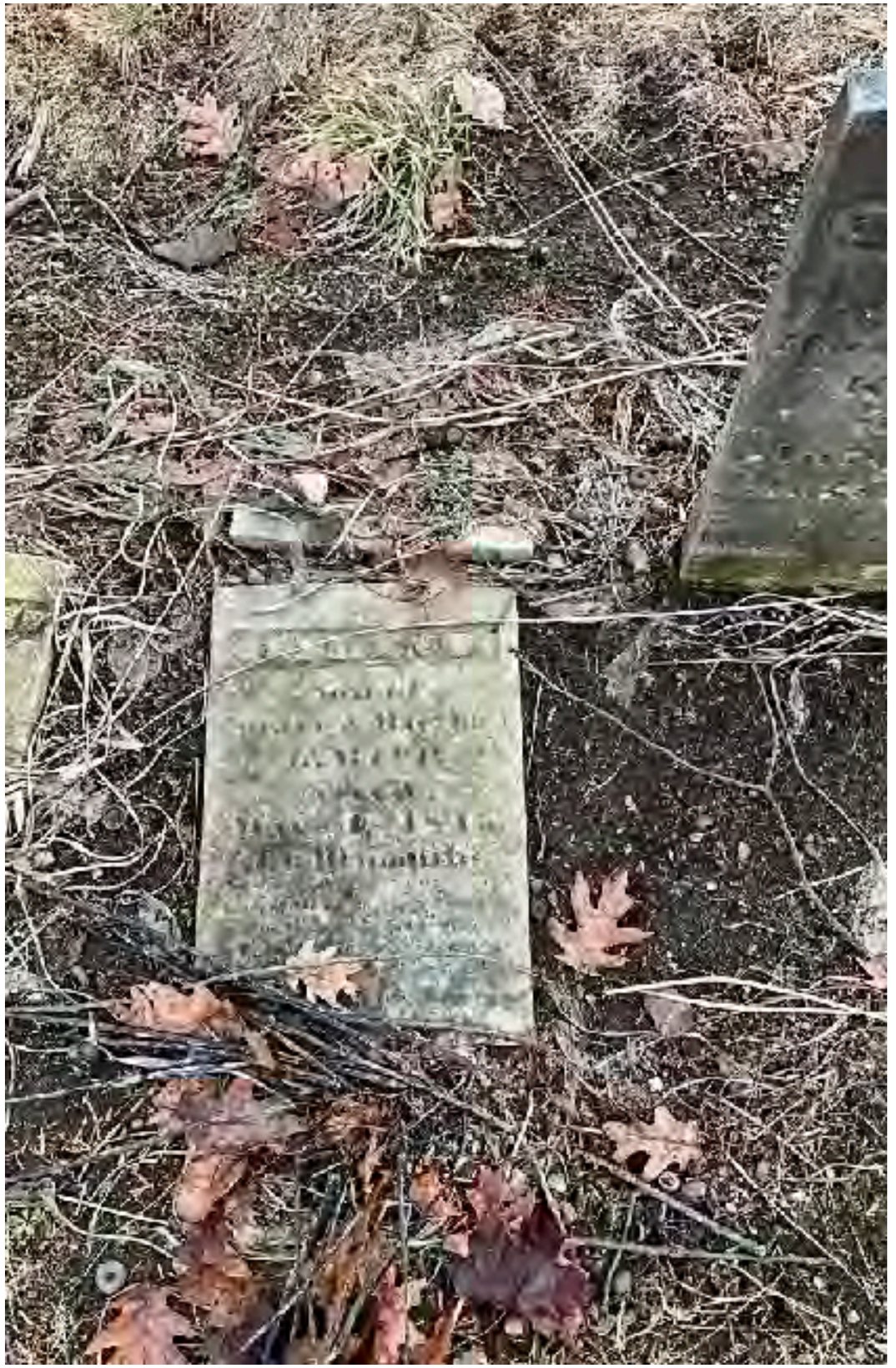


Clemant Knapp

Priority (1,2): 1

- Headstone
- Marble
- Fallen/ broken
- Reset to level and plumb Adhesive repair
Infill remaining cracks with restoration mortar
Clean and treatment with D/2 biological solution

- Row 14/40



Infant Son

Priority (1,2): 1

- Headstone
- Marble
- Fallen/ broken
- Reset to level and plumb Adhesive repair
Infill remaining cracks with restoration mortar
Clean and treatment with D/2 biological solution

- Row 14/41



Amasa Leland

Priority (1,2): 1

- Headstone
- Slate
- Leaning/ unstable
- Reset to level and plumb Clean and treatment with D/2 biological solution

- Row 15/4



Amasa H. Leland

Priority (1,2): 1

- Headstone
- Slate
- Leaning/ unstable
- Reset to level and plumb Clean and treatment with D/2 biological solution

- Row 15/5



Rosella S. Leland

Priority (1,2): 2

- Headstone
- Slate
- Leaning/ unstable
- Reset to level and plumb Clean and treatment with D/2 biological solution
- Row 15/6



Simeon A. Leland

Priority (1,2): 2

- Headstone
- Marble
- Leaning/ unstable
- Reset to level and plumb Clean and treatment with D/2 biological solution

- Row 15/7



Eldridge G + Leonard L. Leland

Priority (1,2): 1

- Die on base
- Marble
- Leaning/ loose
- Reset to level and plumb Adhesive repair
Infill remaining cracks with restoration mortar
Clean and treatment with D/2 biological solution

- Row 15/8



Sarah Glazier

Priority (1,2): 1

- Headstone
- Slate
- Leaning/ delaminating
- Reset to level and plumb Infill remaining cracks with restoration mortar Clean and treatment with D/2 biological solution

- Row 15/11



Haynes

Priority (1,2): 1

- Monument
- Granite
- Leaning/ unstable
- Reset to level and plumb Clean and treatment with D/2 biological solution

- Row 15/16



Mary Lynde

Priority (1,2): 1

- Headstone
- Marble
- Fallen/ broken
- Reset to level and plumb Adhesive repair
Infill remaining cracks with restoration mortar
Clean and treatment with D/2 biological solution

- Row 16/5



William Lynde

Priority (1,2): 2

- Headstone
- Marble
- Leaning/ unstable
- Reset to level and plumb Clean and treatment with D/2 biological solution

- Row 16/6



William S. Lynde

Priority (1,2): 2

- Headstone
- Marble
- Leaning/ unstable
- Reset to level and plumb Clean and treatment with D/2 biological solution

- Row 16/8



Celia Lovewell

Priority (1,2): 2

- Headstone
- Marble
- Leaning/ unstable
- Reset to level and plumb Clean and treatment with D/2 biological solution
- Row 16/9

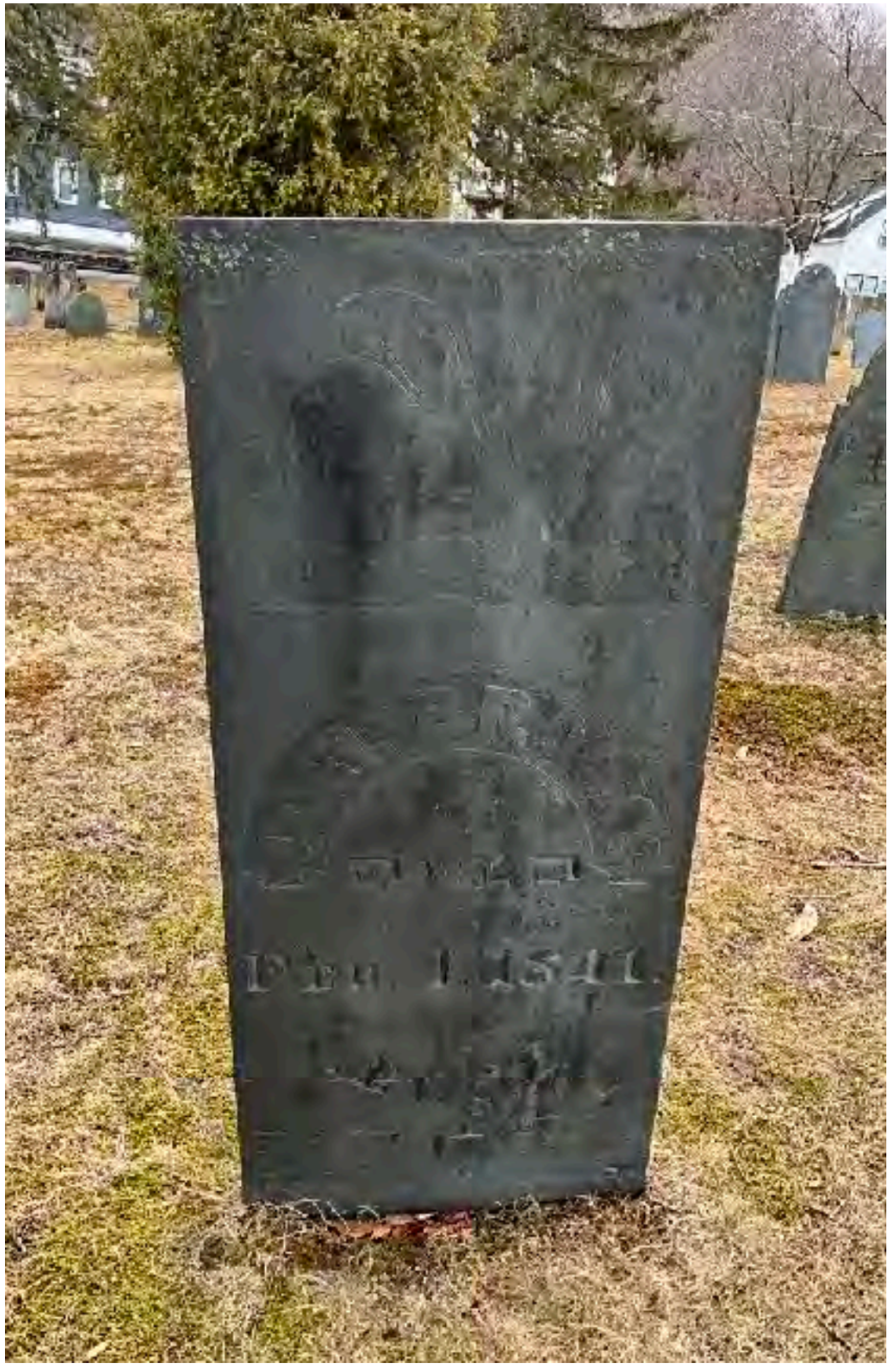


Joel Brooks

Priority (1,2): 2

- Headstone
- Slate
- Leaning/ unstable
- Reset to level and plumb Clean and treatment with D/2 biological solution

- Row 16/13



Mary Anne Howe

Priority (1,2): 1

- Headstone
- Marble
- Fallen/ broken
- Reset to level and plumb Adhesive repair
Infill remaining cracks with restoration mortar
Clean and treatment with D/2 biological solution

- Row 16/14



Olive R. Wood

Priority (1,2): 2

- Headstone
- Marble
- Leaning/ unstable
- Reset to level and plumb Clean and treatment with D/2 biological solution

- Row 17/4



Jesse Hill

Priority (1,2): 2

- Headstone
- Granite
- Leaning/ unstable
- Reset to level and plumb Clean and treatment with D/2 biological solution

- Row 17/7



Nancy Bickford

Priority (1,2): 1

- Die on base
- Marble
- Leaning/ loose
- Reset to level and plumb Adhesive repair
Infill remaining cracks with restoration mortar
Clean and treatment with D/2 biological solution

- Row 17/11



Betsy Bickford

Priority (1,2): 2

- Headstone
- Slate
- Leaning/ unstable
- Reset to level and plumb Clean and treatment with D/2 biological solution

- Row 17/13



Otis Bickford

Priority (1,2): 2

- Headstone
- Slate
- Leaning/ unstable
- Reset to level and plumb Clean and treatment with D/2 biological solution

- Row 17/14

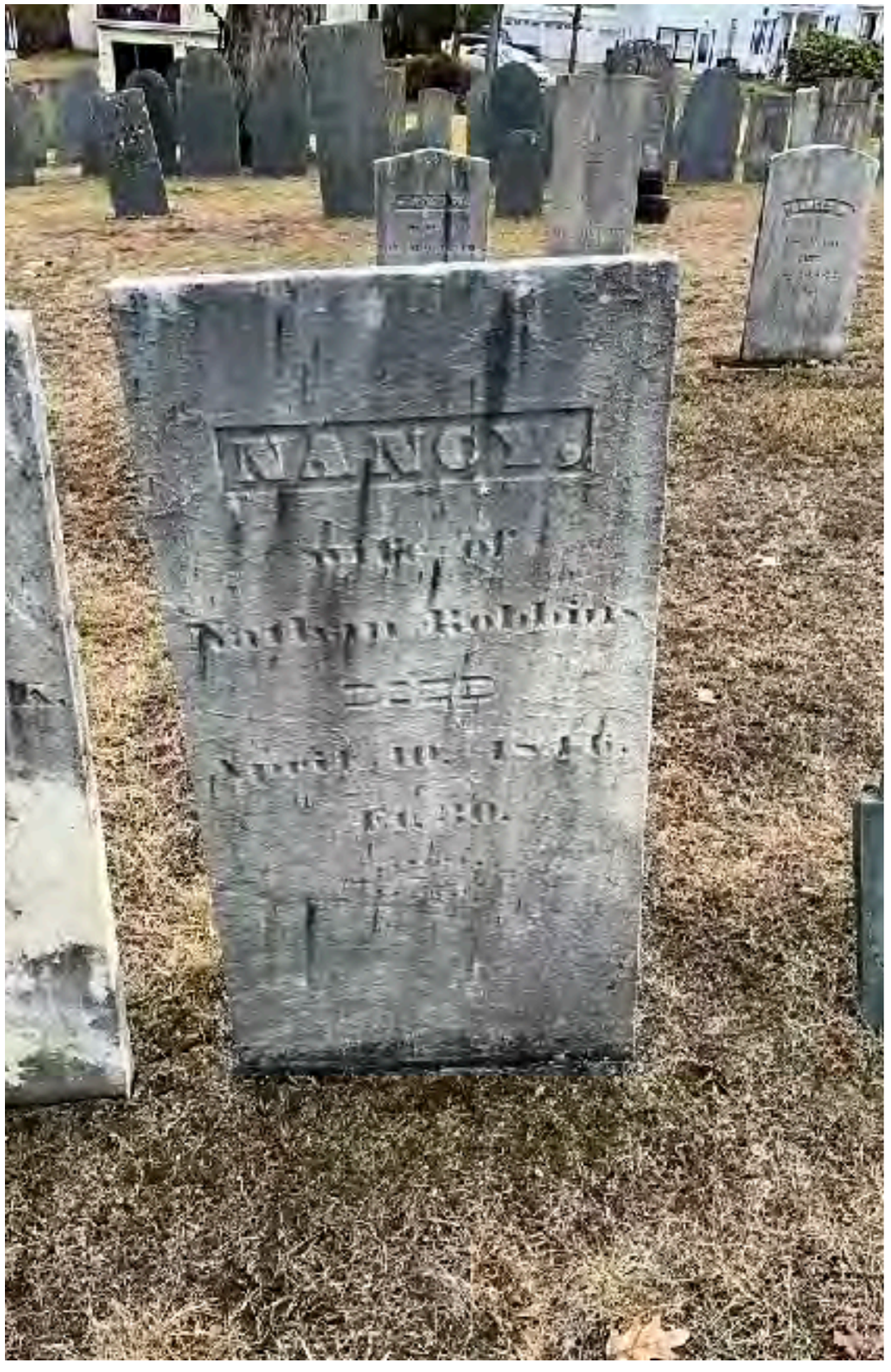


Nancy Robbins

Priority (1,2): 2

- Headstone
- Marble
- Leaning/ unstable
- Reset to level and plumb Clean and treatment with D/2 biological solution

- Row 17/15



Bickford

Priority (1,2): 1

- Monument
- Marble
- Leaning/ loose
- Reset to level and plumb Adhesive repair
Infill remaining cracks with restoration mortar
Clean and treatment with D/2 biological solution

- Row 17/17



David Bickford

Priority (1,2): 1

- Headstone
- Slate
- Leaning/ unstable
- Reset to level and plumb Clean and treatment with D/2 biological solution

- Row 17/20



Albert Bickford

Priority (1,2): 2

- Headstone
- Marble
- Leaning/ unstable
- Reset to level and plumb Clean and treatment with D/2 biological solution

- Row 17/23



Amos Howe

Priority (1,2): 1

- Headstone
- Slate
- Leaning/ unstable
- Reset to level and plumb Clean and treatment with D/2 biological solution

- Row 17/27

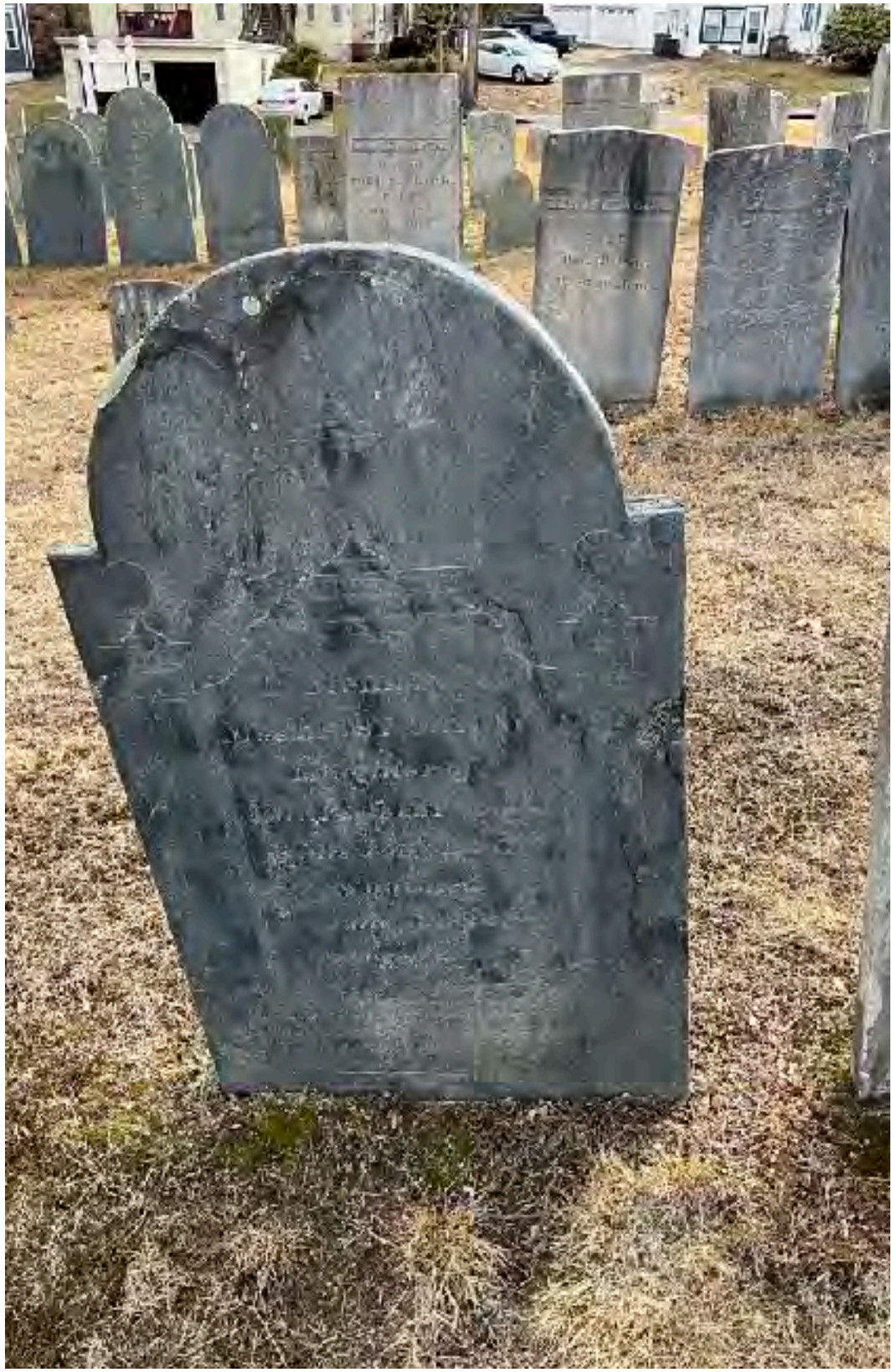


Betsey Howe

Priority (1,2): 1

- Headstone
- Slate
- Leaning/ unstable
- Reset to level and plumb Clean and treatment with D/2 biological solution

- Row 18/7



Bethayh Wood

Priority (1,2): 1

- Headstone
- Marble
- Leaning/ unstable
- Reset to level and plumb Clean and treatment with D/2 biological solution

- Row 18/15



Rhoda Stone

Priority (1,2): 2

- Headstone
- Slate
- Leaning/ unstable
- Reset to level and plumb Clean and treatment with D/2 biological solution

- Row 18/20



Sally Stone

Priority (1,2): 2

- Headstone
- Slate
- Leaning/ unstable
- Reset to level and plumb Clean and treatment with D/2 biological solution

- Row 18/21



Martin Kendall

Priority (1,2): 2

- Headstone
- Marble
- Leaning/ unstable
- Reset to level and plumb Clean and treatment with D/2 biological solution

- Row 18/22



Samuel Kelton

Priority (1,2): 2

- Headstone
- Granite
- Leaning/ unstable
- Reset to level and plumb Clean and treatment with D/2 biological solution
- Move to correct location

- Row 18/26

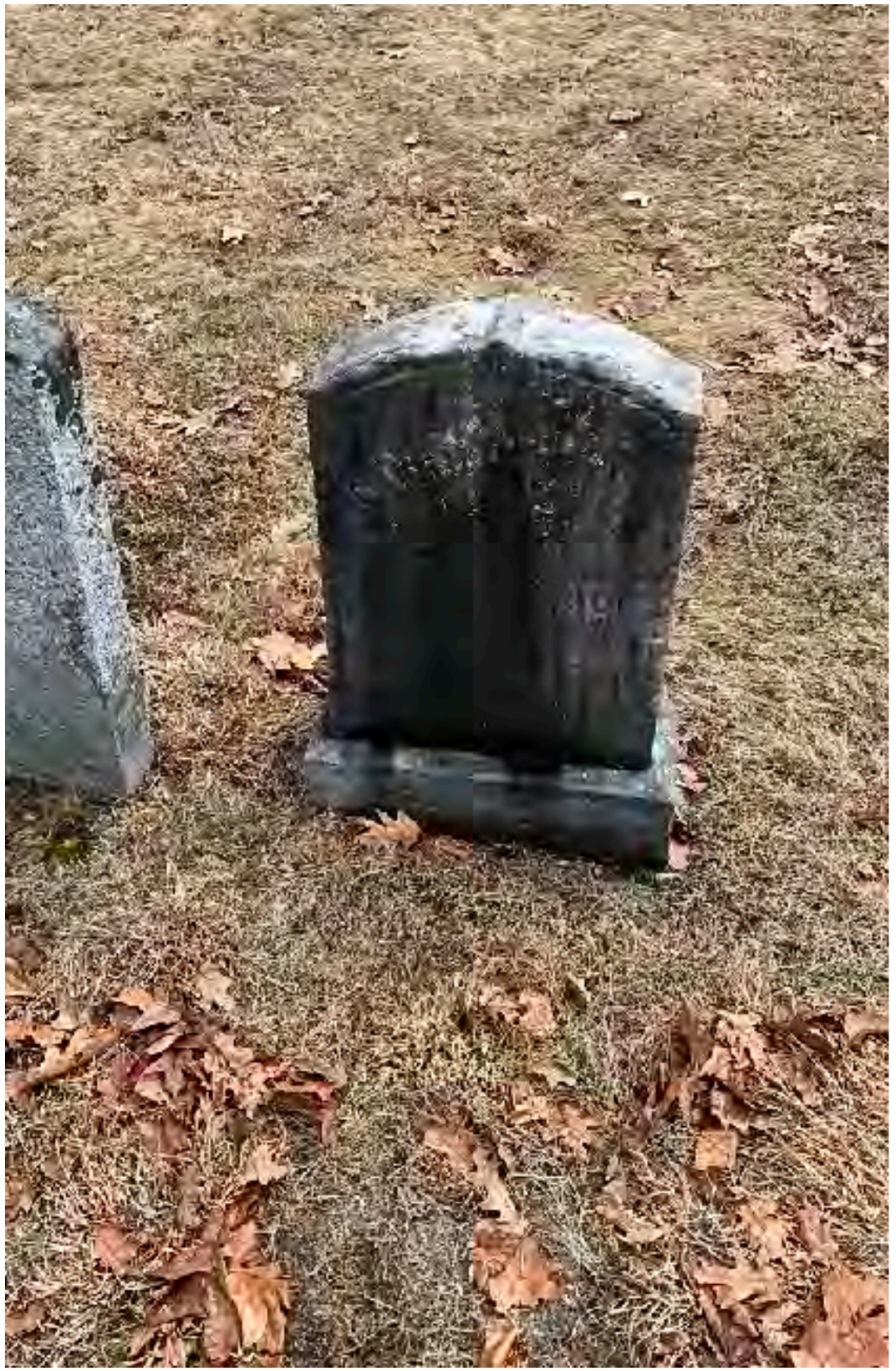


David Kelton

Priority (1,2): 1

- Die on base
- Marble
- Leaning/ loose
- Reset to level and plumb Adhesive repair
Infill remaining cracks with restoration mortar
Clean and treatment with D/2 biological solution

- Row 18/29



Mary Kelton

Priority (1,2): 1

- Headstone
- Slate
- Leaning/ unstable
- Reset to level and plumb Clean and treatment with D/2 biological solution

- Row 18/30



Patty Kelton

Priority (1,2): 2

- Headstone
- Slate
- Leaning/ unstable
- Reset to level and plumb Clean and treatment with D/2 biological solution

- Row 18/31



Stillman Holden

Priority (1,2): 1

- Die on base
- Marble
- Leaning/ loose
- Reset to level and plumb Adhesive repair
Infill remaining cracks with restoration mortar
Clean and treatment with D/2 biological solution

- Row 18/33



Elium Kelton

Priority (1,2): 2

- Headstone
- Slate
- Leaning/ unstable
- Reset to level and plumb Clean and treatment with D/2 biological solution

- Row 18/34



Lucy Brown Glazier

Priority (1,2): 1

- Die on base
- Marble
- Leaning/ loose
- Reset to level and plumb Adhesive repair
Infill remaining cracks with restoration mortar
Clean and treatment with D/2 biological solution

- Row 19/1



Thomas Glazier

Priority (1,2): 1

- Die on base
- Marble
- Leaning/ loose
- Reset to level and plumb Adhesive repair
Infill remaining cracks with restoration mortar
Clean and treatment with D/2 biological solution

- Row 19/2



Mary K. Glazier

Priority (1,2): 1

- Headstone
- Marble
- Leaning/ unstable
- Reset to level and plumb Clean and treatment with D/2 biological solution

- Row 19/6



Laura Lincoln

Priority (1,2): 1

- Headstone
- Marble
- Leaning/ unstable
- Reset to level and plumb Clean and treatment with D/2 biological solution

- Row 19/9



Mary Lind Lincoln

Priority (1,2): 1

- Headstone
- Marble
- Leaning/ unstable
- Reset to level and plumb Clean and treatment with D/2 biological solution

- Row 19/10



Sara Morell Cuttler

Priority (1,2): 2

- Headstone
- Marble
- Leaning/ unstable
- Reset to level and plumb Clean and treatment with D/2 biological solution

- Row 19/11



Samuel Foster

Priority (1,2): 1

- Headstone
- Slate
- Leaning/ unstable
- Reset to level and plumb Clean and treatment with D/2 biological solution

- Row 19/20



Timothy Kneeland

Priority (1,2): 1

- Headstone
- Slate
- Leaning/ unstable
- Reset to level and plumb Clean and treatment with D/2 biological solution

- Row 19/27



John + Mary Miles

Priority (1,2): 1

- Headstone
- Marble
- Fallen/ broken
- Reset to level and plumb Adhesive repair
Infill remaining cracks with restoration mortar
Clean and treatment with D/2 biological solution
-

- Row 19/33



Amos Ray

Priority (1,2): 1

- Monument
- Granite
- Leaning/ loose
- Reset to level and plumb Adhesive repair
Infill remaining cracks with restoration mortar
Clean and treatment with D/2 biological solution

- Row 20/1



Lucy G. Ray

Priority (1,2): 1

- Die on base
- Granite
- Leaning/ loose
- Reset to level and plumb Adhesive repair
Infill remaining cracks with restoration mortar
Clean and treatment with D/2 biological solution

- Row 20/2



Joel Cowee

Priority (1,2): 1

- Die on base
- Marble
- Leaning/ loose
- Reset to level and plumb Adhesive repair
Infill remaining cracks with restoration mortar
Clean and treatment with D/2 biological solution

- Row 20/5



Jonathan Osgood Cowee

Priority (1,2): 2

- Headstone
- Slate
- Leaning/ unstable
- Reset to level and plumb Clean and treatment with D/2 biological solution

- Row 20/7

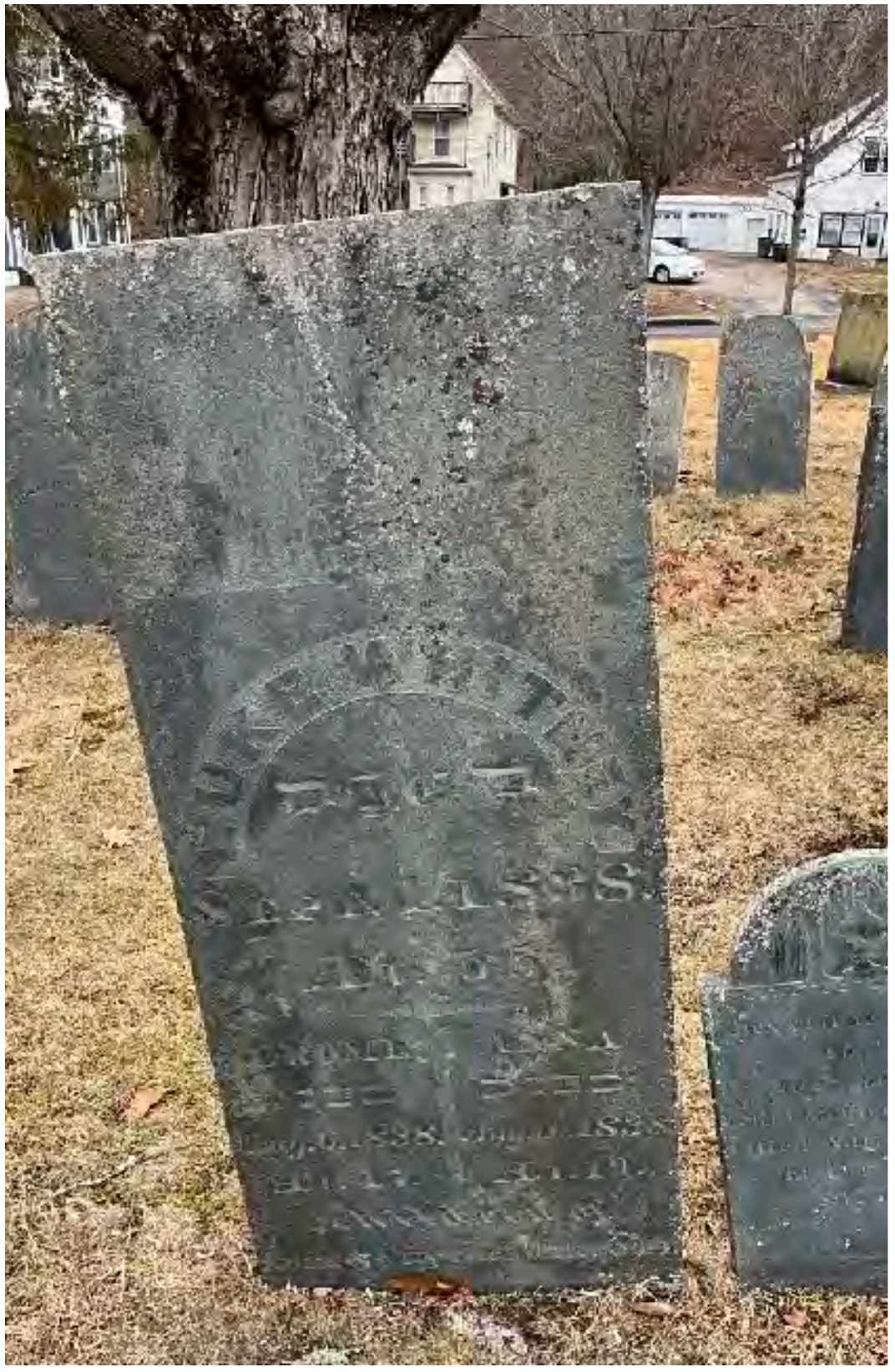


Luke Whitney

Priority (1,2): 1

- Headstone
- Slate
- Leaning/ unstable
- Reset to level and plumb Clean and treatment with D/2 biological solution

- Row 20/8



Mary Whitney

Priority (1,2): 2

- Headstone
- Slate
- Leaning/ unstable
- Reset to level and plumb Clean and treatment with D/2 biological solution

- Row 20/10



Joshua Whitney

Priority (1,2): 2

- Headstone
- Slate
- Leaning/ unstable
- Reset to level and plumb Clean and treatment with D/2 biological solution

- Row 20/14



Joshua Whitney

Priority (1,2): 2

- Headstone
- Slate
- Leaning/ unstable
- Reset to level and plumb Clean and treatment with D/2 biological solution

- Row 20/18



Myron W. Howe

Priority (1,2): 1

- Die on base
- Marble
- Leaning/ loose
- Reset to level and plumb Adhesive repair
Infill remaining cracks with restoration mortar
Clean and treatment with D/2 biological solution

- Row 20/21



John F. Howe

Priority (1,2): 1

- Headstone
- Marble
- Leaning/ broken
- Reset to level and plumb Remove failed repair
Adhesive repair
Infill remaining cracks with restoration mortar
Clean and treatment with D/2 biological solution

- Row 20/22



Jerusha Howe

Priority (1,2): 1

- Headstone
- Marble
- Leaning/ loose
- Reset to level and plumb Adhesive repair
Infill remaining cracks with restoration mortar
Clean and treatment with D/2 biological solution

- Row 20/23



Name

Priority (1,2): 1

- Headstone
- Marble
- Leaning/ loose
- Reset to level and plumb Adhesive repair
Infill remaining cracks with restoration mortar
Clean and treatment with D/2 biological solution

- Row 20/24



Abby

Priority (1,2): 2

- Headstone
- Marble
- Leaning/ unstable
- Reset to level and plumb Clean and treatment with D/2 biological solution
- Not on 1933 map

- Row 21/1



Mary Ray

Priority (1,2): 2

- Headstone
- Marble
- Leaning/ unstable
- Reset to level and plumb Clean and treatment with D/2 biological solution

- Row 21/5



Lucinda Glazier

Priority (1,2): 1

- Headstone
- Marble
- Fallen/ broken
- Reset to level and plumb Remove failed repair
Adhesive repair
Infill remaining cracks with restoration mortar
Clean and treatment with D/2 biological solution

- Row 21/15



Beula Jackson

Priority (1,2): 1

- Headstone
- Slate
- Leaning/ unstable
- Reset to level and plumb Clean and treatment with D/2 biological solution

- Row 21/20



Capt. Elisha Jackson

Priority (1,2): 1

- Headstone
- Slate
- Leaning/ delaminating
- Reset to level and plumb Infill cracks with restoration mortar
Clean and treatment with D/2 biological solution

- Row 21/21



Elizabeth Gates

Priority (1,2): 2

- Headstone
- Slate
- Leaning/ unstable
- Reset to level and plumb Clean and treatment with D/2 biological solution

- Row 21/24



Susanna Gates

Priority (1,2): 1

- Headstone
- Slate
- Leaning/ unstable
- Reset to level and plumb Clean and treatment with D/2 biological solution

- Row 21/25



Simon Gates

Priority (1,2): 1

- Headstone
- Slate
- Leaning/ unstable
- Reset to level and plumb Clean and treatment with D/2 biological solution

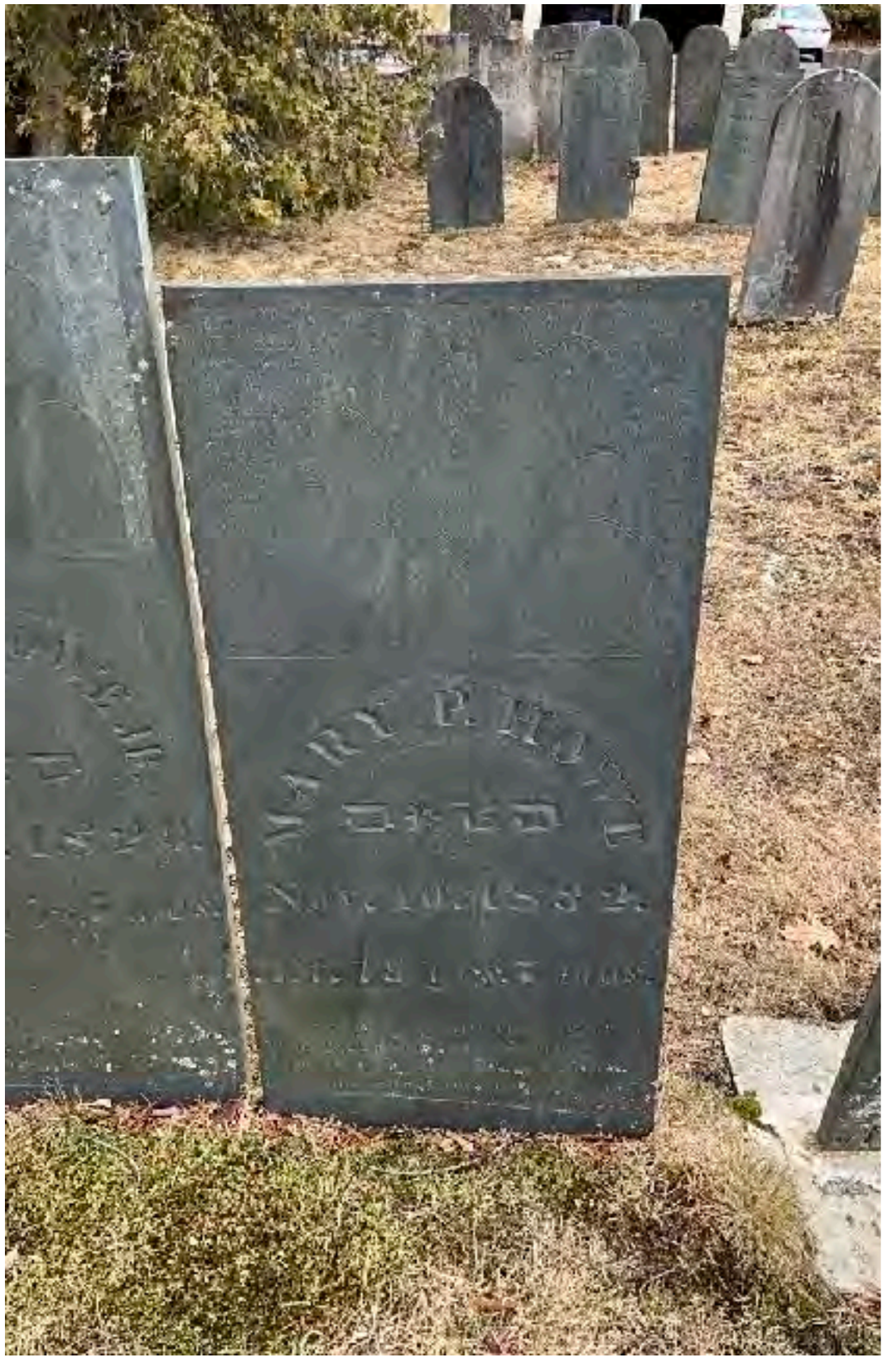
- Row 21/26



Mary P. Howe

Priority (1,2): 1

- Headstone
- Slate
- Leaning/ unstable
- Reset to level and plumb Clean and treatment with D/2 biological solution
- Row 21/30



Ezekiel Howe Jr.

Priority (1,2): 2

- Headstone
- Slate
- Leaning/ unstable
- Reset to level and plumb Clean and treatment with D/2 biological solution
- Row 21/31



Mary Payson

Priority (1,2): 2

- Headstone
- Slate
- Leaning/ unstable
- Reset to level and plumb Clean and treatment with D/2 biological solution

- Row 21/33



Betsey Payson

Priority (1,2): 1

- Headstone
- Slate
- Leaning/ unstable
- Reset to level and plumb Clean and treatment with D/2 biological solution

- Row 21/34



Elenor Clap

Priority (1,2): 2

- Headstone
- Slate
- Leaning/ unstable
- Reset to level and plumb Clean and treatment with D/2 biological solution

- Row 21/36



Capt. Ezekiel Howe

Priority (1,2): 2

- Headstone
- Marble
- Leaning/ unstable
- Reset to level and plumb Clean and treatment with D/2 biological solution

- Row 21/39



Abby Howe

Priority (1,2): 1

- Headstone
- Marble
- Leaning/ unstable
- Reset to level and plumb Clean and treatment with D/2 biological solution

- Row 21/43



Maria H. Bush

Priority (1,2): 1

- Headstone
- Marble
- Fallen/ broken
- Reset to level and plumb Adhesive repair
Infill remaining cracks with restoration mortar
Clean and treatment with D/2 biological solution
-

- Row 22/3



James Coolidge

Priority (1,2): 1

- Headstone
- Slate
- Leaning/ delaminating
- Reset to level and plumb Infill cracks with restoration mortar Clean and treatment with D/2 biological solution

- Row 22/5



Sally Coolidge

Priority (1,2): 1

- Headstone
- Slate
- Leaning/ delaminating
- Reset to level and plumb Infill cracks with restoration mortar Clean and treatment with D/2 biological solution

- Row 22/6



Sally Jackson

Priority (1,2): 2

- Headstone
- Slate
- Leaning/ unstable
- Reset to level and plumb Clean and treatment with D/2 biological solution

- Row 22/9



Rowena Jackson

Priority (1,2): 1

- Headstone
- Slate
- Leaning/ unstable
- Reset to level and plumb Clean and treatment with D/2 biological solution

- Row 22/10



Betsey Gates

Priority (1,2): 1

- Die on base
- Marble
- Leaning/ loose
- Reset to level and plumb Adhesive repair
Infill remaining cracks with restoration mortar
Clean and treatment with D/2 biological solution

- Row 22/13



Amos Gates

Priority (1,2): 1

- Die on base
- Marble
- Leaning/ loose
- Reset to level and plumb Adhesive repair
Infill remaining cracks with restoration mortar
Clean and treatment with D/2 biological solution

- Row 22/14



Lucinda Learned

Priority (1,2): 1

- Headstone
- Marble
- Fallen/ broken
- Reset to level and plumb Adhesive repair
Infill remaining cracks with restoration mortar
Clean and treatment with D/2 biological solution

- Row 22/22



Vinal Beard

Priority (1,2): 2

- Headstone
- Slate
- Leaning/ unstable
- Reset to level and plumb Clean and treatment with D/2 biological solution

- Row 22/24



Lydia Learned

Priority (1,2): 1

- Headstone
- Slate
- Leaning/ unstable
- Reset to level and plumb Clean and treatment with D/2 biological solution

- Row 22/27



Winslow Davis

Priority (1,2): 2

- Headstone
- Marble
- Leaning/ unstable
- Reset to level and plumb Clean and treatment with D/2 biological solution

- Row 22/28



Lydia Davis

Priority (1,2): 2

- Headstone
- Marble
- Leaning/ unstable
- Reset to level and plumb Clean and treatment with D/2 biological solution

- Row 22/29



John Edgell

Priority (1,2): 1

- Die on base
- Marble
- Leaning/ loose
- Reset to level and plumb Adhesive repair
Infill remaining cracks with restoration mortar
Clean and treatment with D/2 biological solution

- Row 23/1

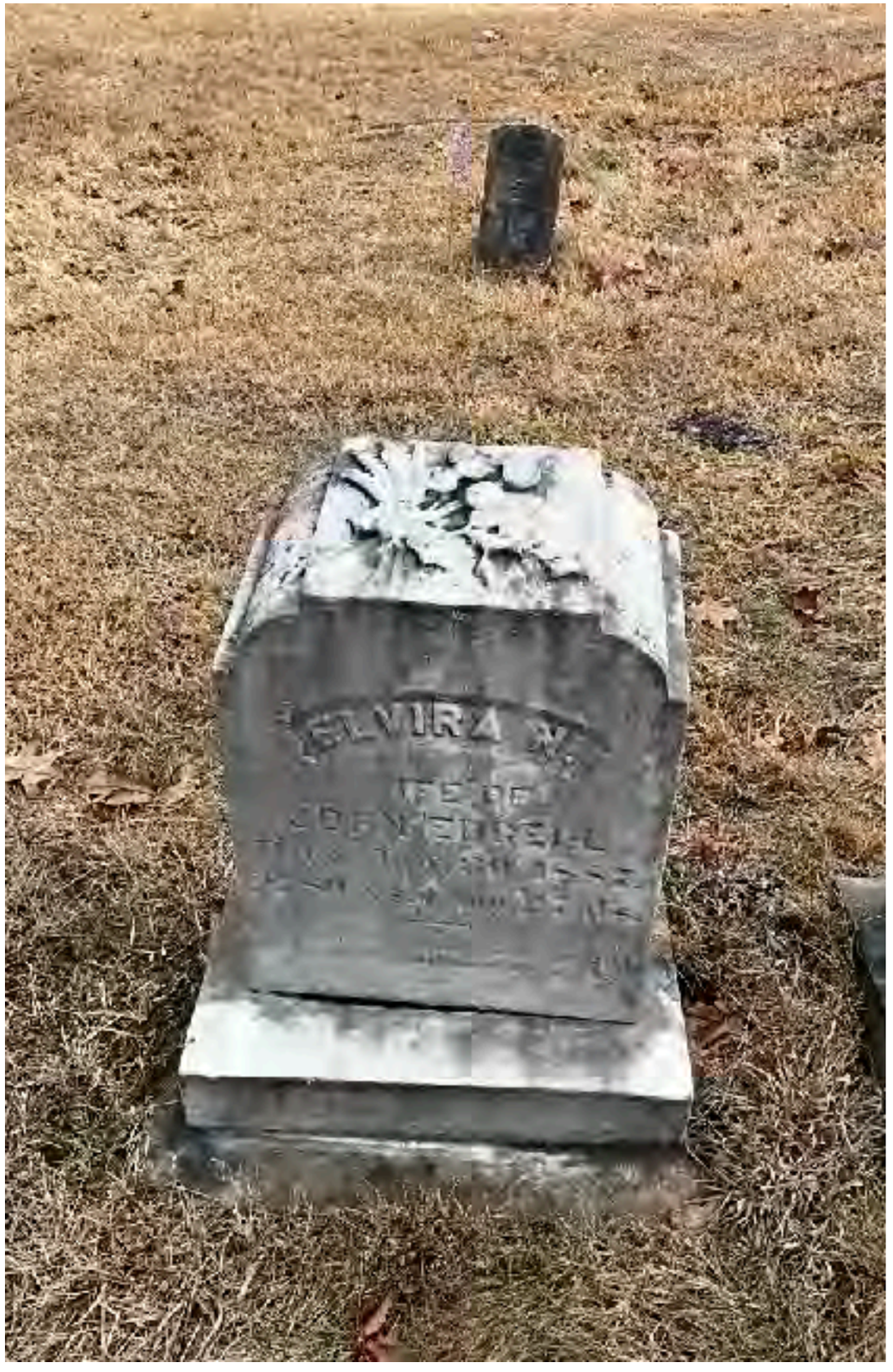


Elvira H. Edgell

Priority (1,2): 1

- Die on base
- Marble
- Leaning/ loose
- Reset to level and plumb Adhesive repair
Infill remaining cracks with restoration mortar
Clean and treatment with D/2 biological solution

- Row 23/2



Walter Edgell

Priority (1,2): 1

- Headstone
- Marble
- Fallen/ broken
- Reset to level and plumb Remove failed repair
Adhesive repair
Infill remaining cracks with restoration mortar
Clean and treatment with D/2 biological solution

- Row 23/3



Charles E. Edgell

Priority (1,2): 1

- Headstone
- Marble
- Fallen/ broken
- Reset to level and plumb Adhesive repair
Infill remaining cracks with restoration mortar
Clean and treatment with D/2 biological solution

- Row 23/5



Peter Edgell

Priority (1,2): 1

- Headstone
- Marble
- Fallen/ broken
- Reset to level and plumb Adhesive repair
Infill remaining cracks with restoration mortar
Clean and treatment with D/2 biological solution

- Row 23/6



Betsey Jackson

Priority (1,2): 1

- Headstone
- Slate
- Leaning/ unstable
- Reset to level and plumb Clean and treatment with D/2 biological solution

- Row 23/11



Capt. Abel Jackson

Priority (1,2): 1

- Headstone
- Slate
- Fallen/ broken
- Reset to level and plumb Adhesive repair
Infill remaining cracks with restoration mortar
Clean and treatment with D/2 biological solution

- Row 23/12



Capt. George Brooks.

Priority (1,2): 2

- Headstone
- Marble
- Leaning/ unstable
- Reset to level and plumb Clean and treatment with D/2 biological solution

- Row 24/1



Betsey Williams

Priority (1,2): 1

- Die on base
- Marble
- Fallen/ broken
- Reset to level and plumb Adhesive repair
Infill remaining cracks with restoration mortar
Clean and treatment with D/2 biological solution

- Row 24/3



Col. Ephraim Williams

Priority (1,2): 1

- Die on base
- Marble
- Leaning/ loose
- Reset to level and plumb Adhesive repair
Infill remaining cracks with restoration mortar
Clean and treatment with D/2 biological solution

- Row 23/4



Isaac Williams

Priority (1,2): 1

- Headstone
- Marble
- Leaning/ unstable
- Reset to level and plumb Clean and treatment with D/2 biological solution

- Row 23/5

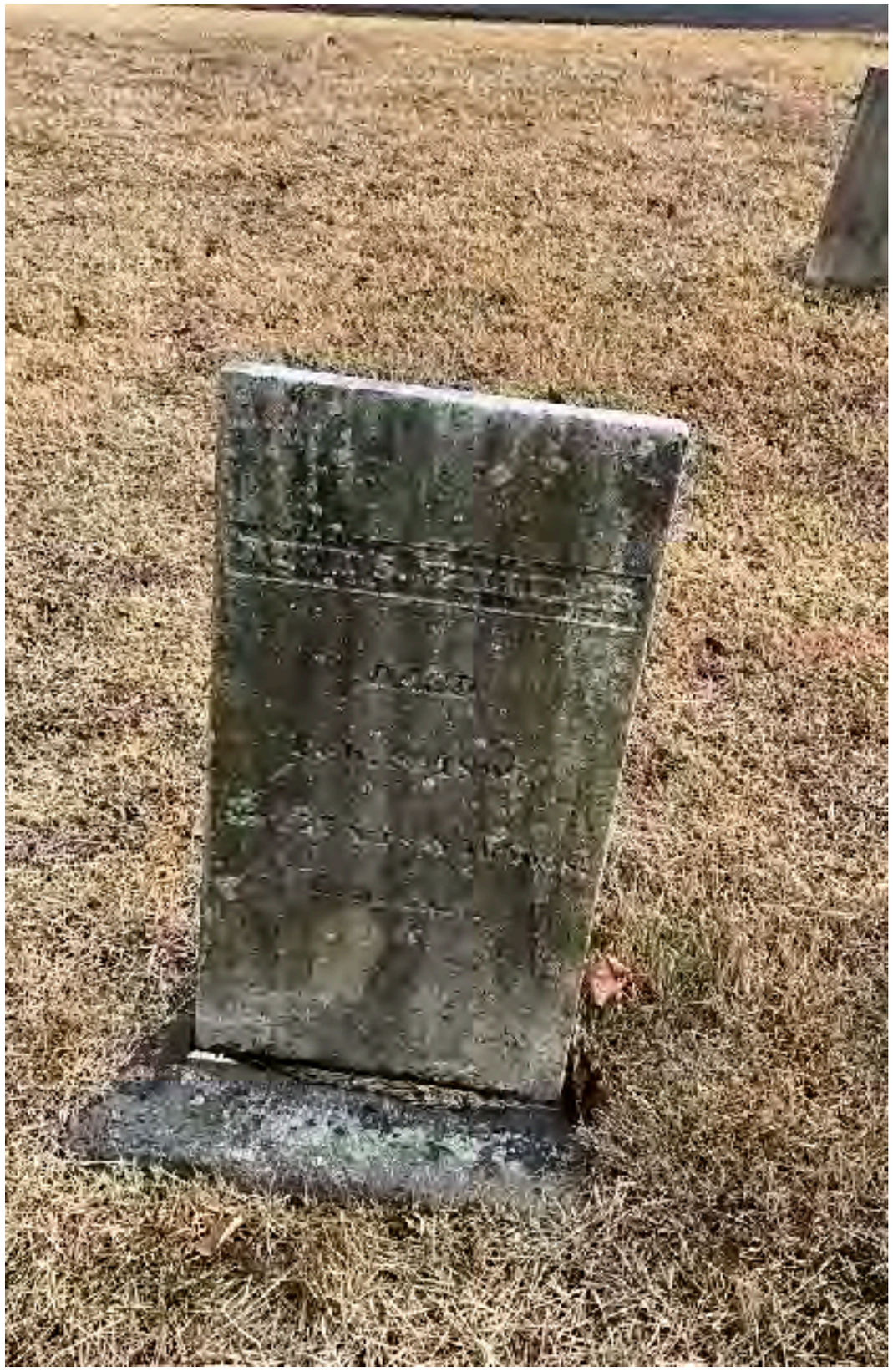


Ruth Williams

Priority (1,2): 2

- Headstone
- Marble
- Leaning/ unstable
- Reset to level and plumb Clean and treatment with D/2 biological solution

- Row 23/6



Lydia Flint

Priority (1,2): 2

- Headstone
- Marble
- Leaning/ unstable
- Reset to level and plumb Clean and treatment with D/2 biological solution

- Row 24/12



Lucy Matthews

Priority (1,2): 2

- Headstone
- Marble
- Leaning/ unstable
- Reset to level and plumb Clean and treatment with D/2 biological solution

- Row 24/13



Joel Matthews

Priority (1,2): 2

- Headstone
- Marble
- Leaning/ unstable
- Reset to level and plumb Clean and treatment with D/2 biological solution

- Row 24/14



Joel Matthews

Priority (1,2): 2

- Headstone
- Slate
- Leaning/ unstable
- Reset to level and plumb Clean and treatment with D/2 biological solution

- Row 24/15



Sally Matthews

Priority (1,2): 2

- Headstone
- Slate
- Leaning/ unstable
- Reset to level and plumb Clean and treatment with D/2 biological solution

- Row 24/16



Prescott Woodard

Priority (1,2): 2

- Headstone
- Marble
- Leaning/ unstable
- Reset to level and plumb Clean and treatment with D/2 biological solution

- Row 25/1



Lovina + Emergene Lawrence

Priority (1,2): 1

- Monuments
- Marble
- Leaning/ loose
- Reset to level and plumb Adhesive repair
Infill remaining cracks with restoration mortar
Clean and treatment with D/2 biological solution

- Row 25/2

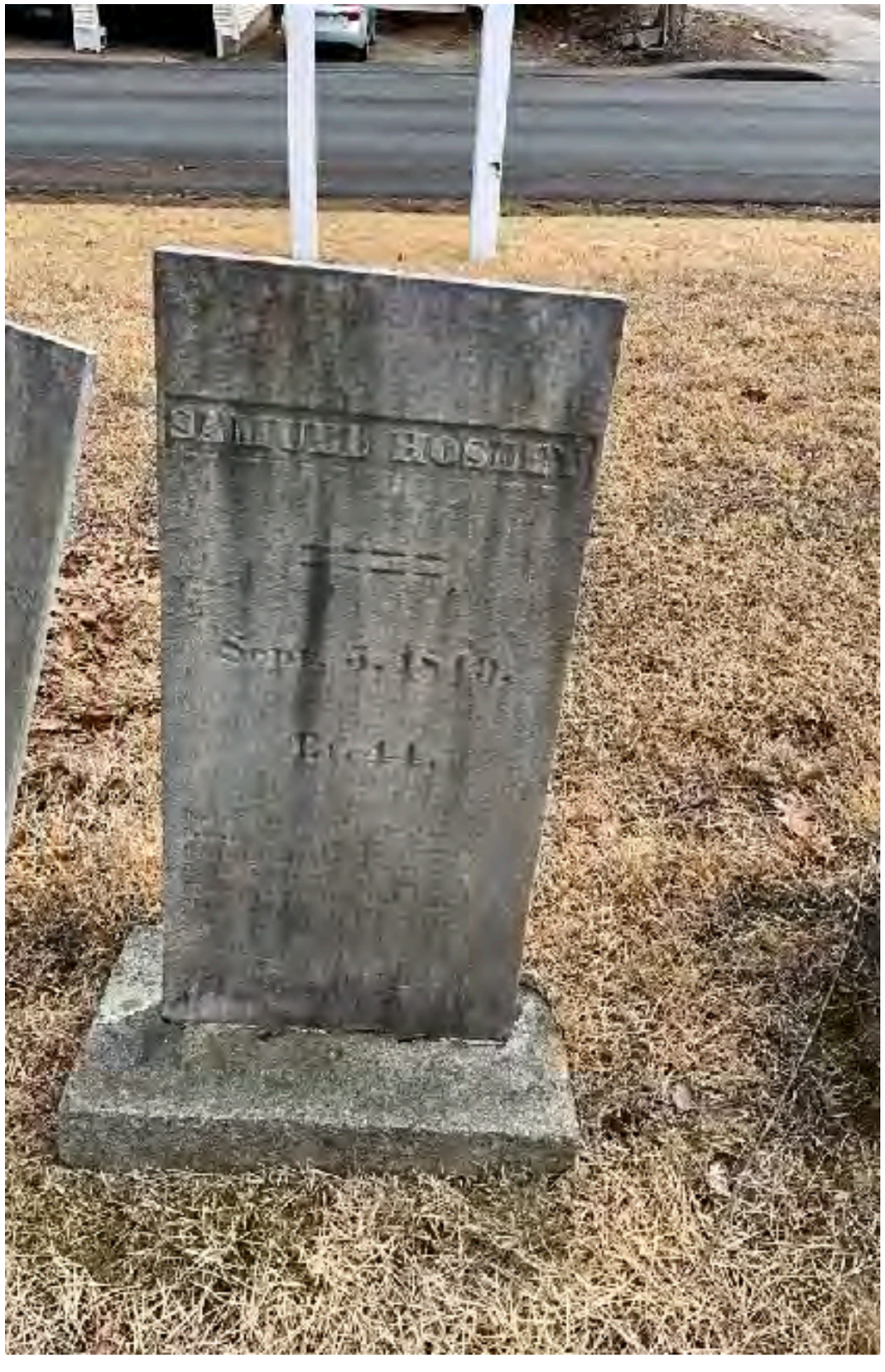


Samuel Hosley

Priority (1,2): 1

- Headstone
- Marble
- Leaning/ unstable
- Reset to level and plumb Clean and treatment with D/2 biological solution

- Row 25/3



Polly Hosley

Priority (1,2): 2

- Headstone
- Marble
- Leaning/ unstable
- Reset to level and plumb

- Row 25/4



Lucy Taylor

Priority (1,2): 2

- Headstone
- Marble
- Leaning/ unstable
- Reset to level and plumb Clean and treatment with D/2 biological solution

- Row 25/5

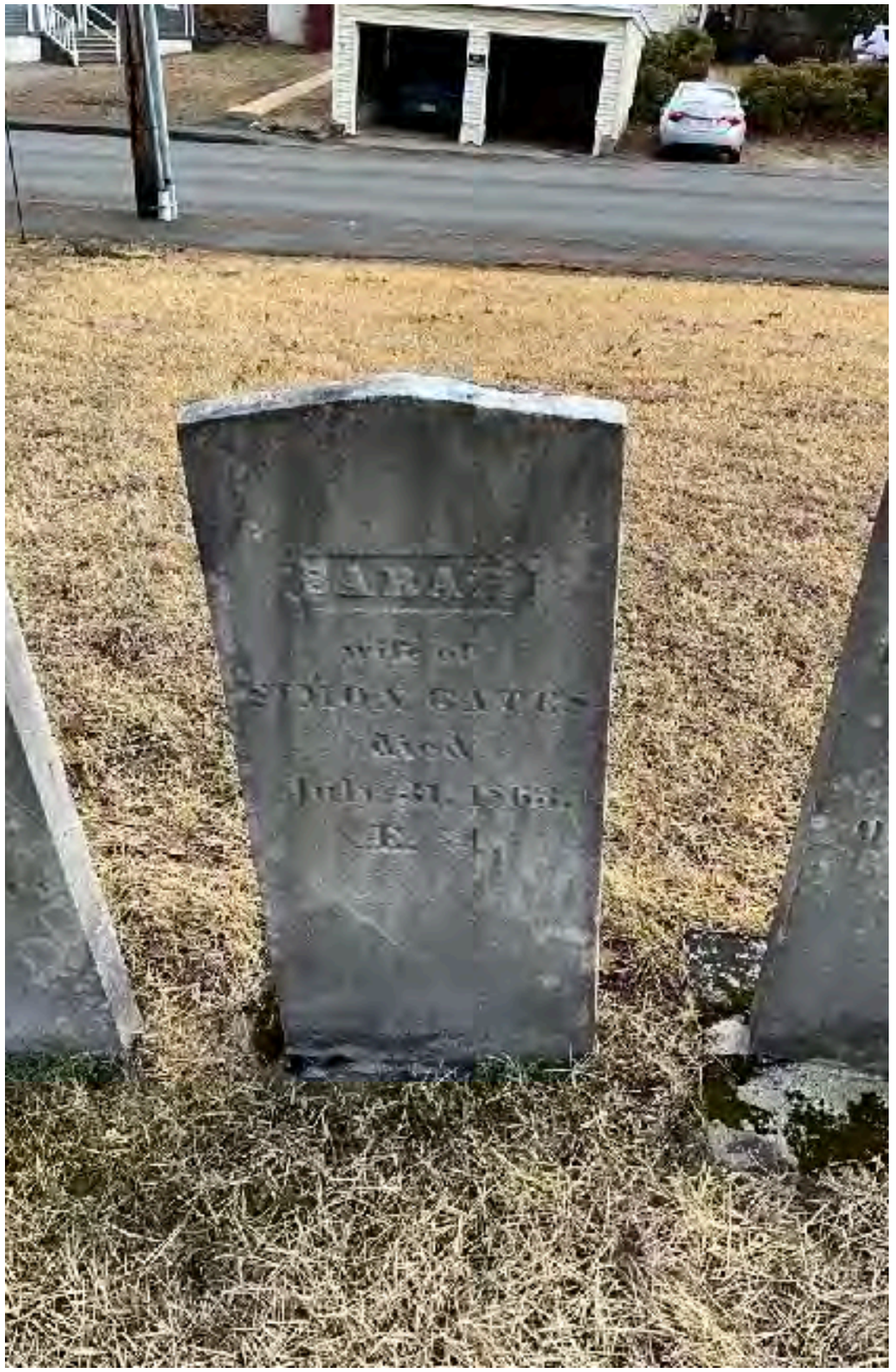


Sarah Gates

Priority (1,2): 2

- Headstone
- Marble
- Leaning/ unstable
- Reset to level and plumb Clean and treatment with D/2 biological solution

- Row 25/6



Simon Gates

Priority (1,2): 2

- Headstone
- Marble
- Leaning/ unstable
- Reset to level and plumb Clean and treatment with D/2 biological solution

- Row 25/7



Louisa Gates

Priority (1,2): 2

- Headstone
- Marble
- Leaning/ unstable
- Reset to level and plumb Clean and treatment with D/2 biological solution

- Row 25/8



Dennis Gates

Priority (1,2): 1

- Headstone
- Marble
- Leaning/ unstable
- Reset to level and plumb Clean and treatment with D/2 biological solution

- Row 25/9



Lucy P. Gates

Priority (1,2): 2

- Headstone
- Marble
- Leaning/ unstable
- Reset to level and plumb Clean and treatment with D/2 biological solution

- Row 25/10



Lorena Black

Priority (1,2): 2

- Headstone
- Marble
- Leaning/ unstable
- Reset to level and plumb Clean and treatment with D/2 biological solution

- Row 25/11



Sophia

Priority (1,2): 1

- Headstone
- Marble
- Leaning/ unstable
- Reset to level and plumb Clean and treatment with D/2 biological solution

- Row 25/12

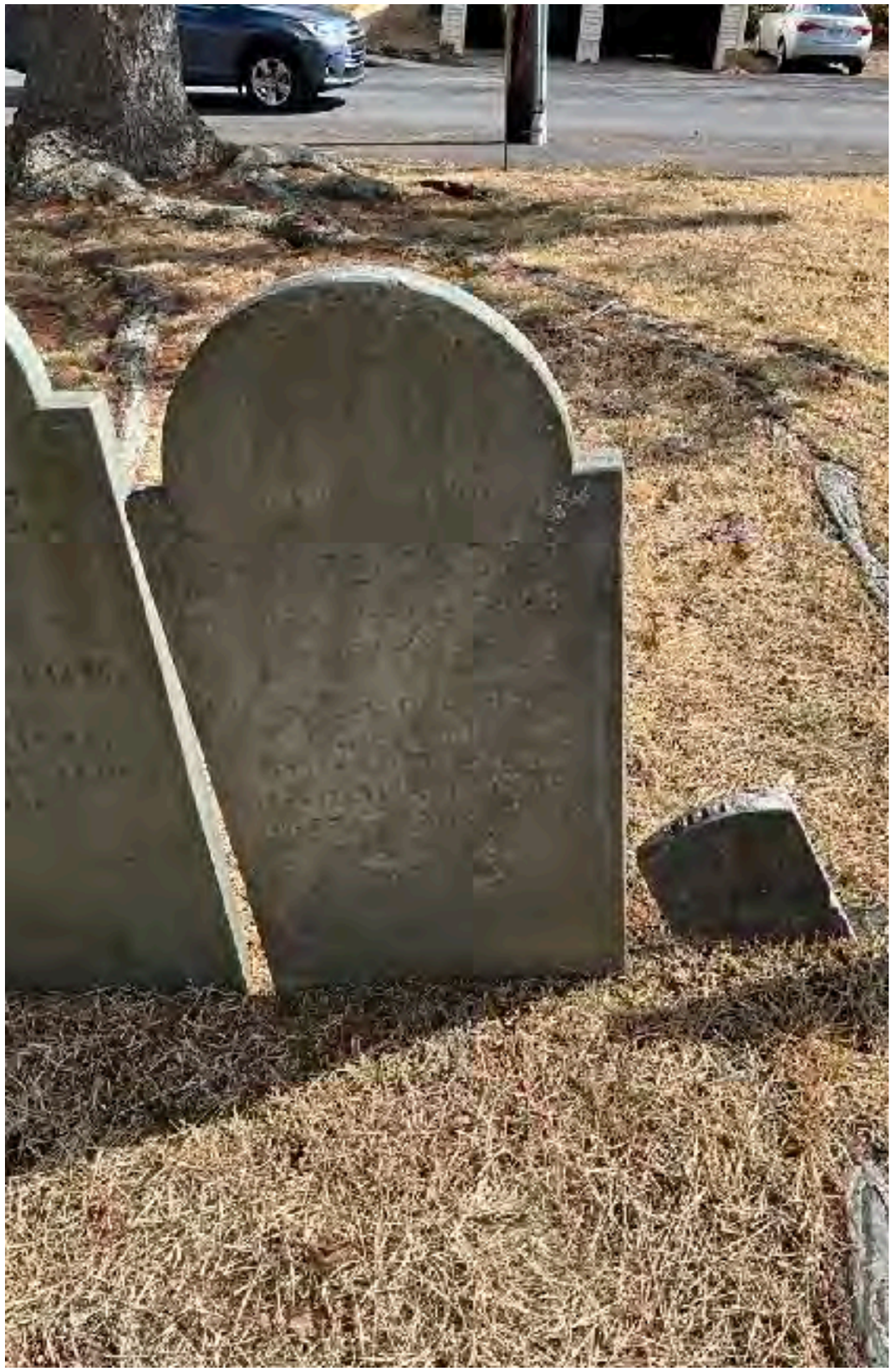


Nancy Gage

Priority (1,2): 1

- Headstone
- Slate
- Leaning/ unstable
- Reset to level and plumb Clean and treatment with D/2 biological solution

- Row 25/13



Moses Gage

Priority (1,2): 1

- Headstone
- Slate
- Leaning/ unstable
- Reset to level and plumb Clean and treatment with D/2 biological solution

- Row 25/14

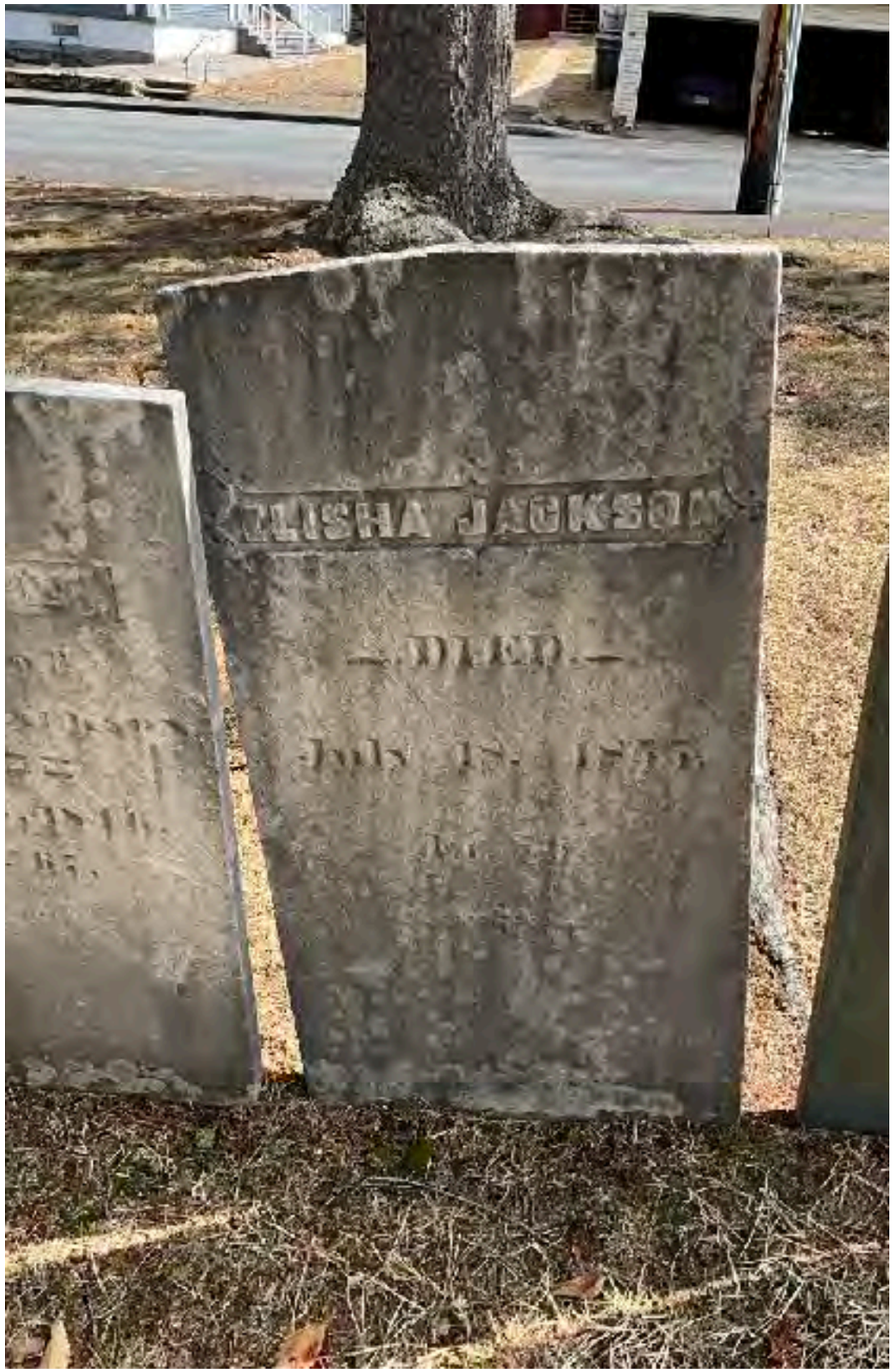


Elisha Jackson

Priority (1,2): 1

- Headstone
- Marble
- Leaning/ unstable
- Reset to level and plumb Clean and treatment with D/2 biological solution

- Row 25/15



Lefe Jackson

Priority (1,2): 1

- Headstone
- Marble
- Leaning/ unstable
- Reset to level and plumb Clean and treatment with D/2 biological solution

- Row 25/16



Leonard Jackson

Priority (1,2): 1

- Headstone
- Marble
- Leaning/ unstable
- Reset to level and plumb Clean and treatment with D/2 biological solution

- Row 25/17

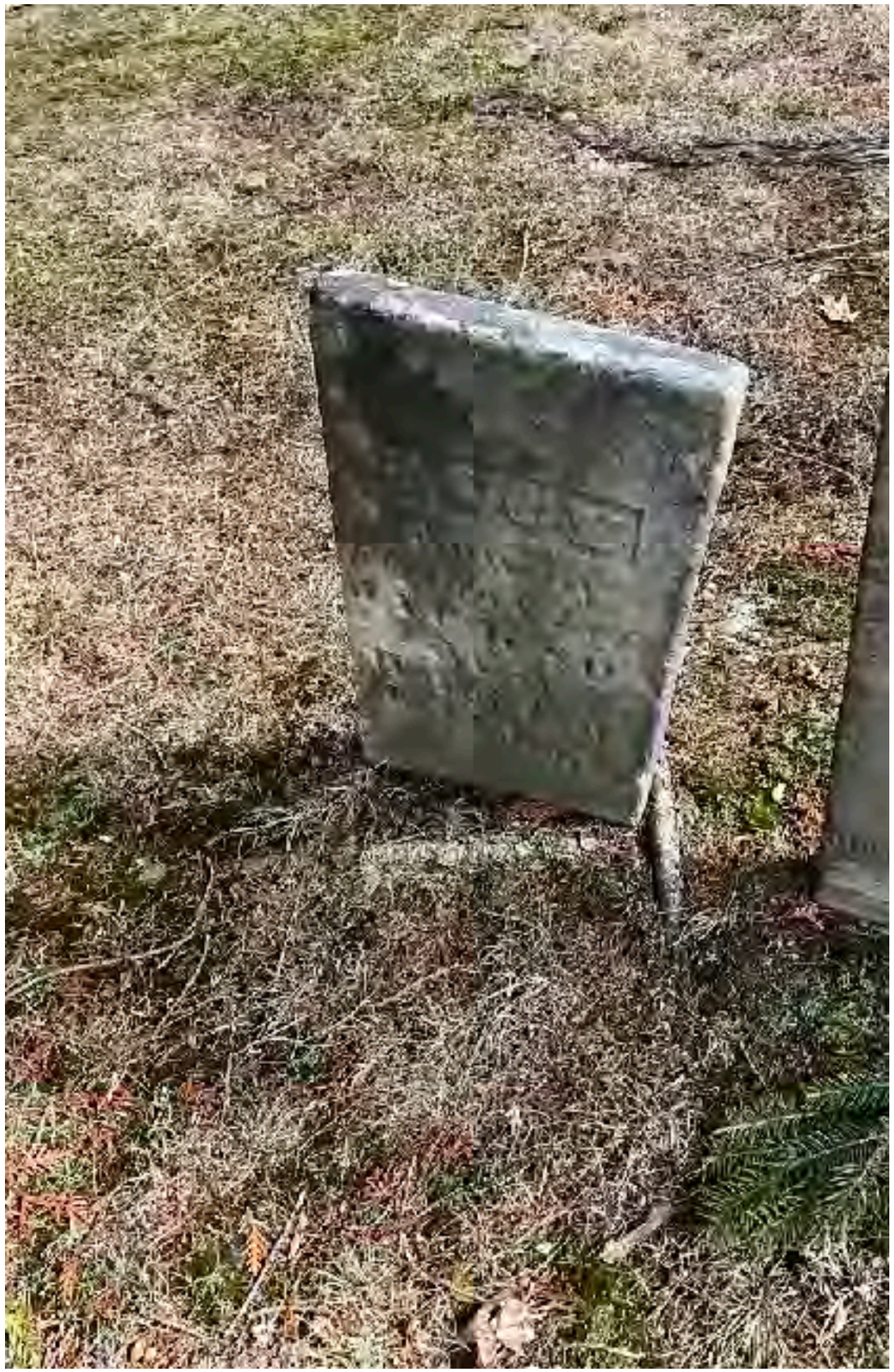


Lucy Jackson

Priority (1,2): 1

- Headstone
- Marble
- Leaning/ unstable
- Reset to level and plumb Clean and treatment with D/2 biological solution

- Row 25/18



James Balentine

Priority (1,2): 1

- Headstone
- Marble
- Leaning/ unstable
- Reset to level and plumb Clean and treatment with D/2 biological solution

- Row 25/31



Becca Dunster

Priority (1,2): 1

- Headstone
- Slate
- Fallen/ broken
- Reset to level and plumb Adhesive repair
Infill remaining cracks with restoration mortar
Clean and treatment with D/2 biological solution

- Row 25/32



Hubbard Dunster

Priority (1,2): 1

- Headstone
- Slate
- Leaning/ unstable
- Reset to level and plumb Clean and treatment with D/2 biological solution

- Row 25/33



Clarendon Oxford

Priority (1,2): 1

- Headstone
- Marble
- Leaning/ broken
- Reset to level and plumb Remove failed repair
Adhesive repair
Infill remaining cracks with restoration mortar
Clean and treatment with D/2 biological solution

- Row 25/42



City of Gardner - *Executive Department*

Mayor Michael J. Nicholson

April 10, 2026

Hon. George C. Tyros, City Council President
And Gardner City Council
95 Pleasant Street, Rm 121
Gardner, MA 01440

RE: An Ordinance to Amend the Code of the City of Gardner, Section 8 of Chapter 625, thereof entitled "Water Rates"

Dear Mr. President and Councilors,

Attached, please find a proposal and recommendation from the Department of Public Works regarding the City's water rates over a four-year period beginning July 1, 2026 (FY27). The proposed rates are as follows:

Effective Date	Rate (per 100 cu ft)
July 1, 2025 (current)	$6.50
July 1, 2026 (FY27)	$7.80
July 1, 2027 (FY28)	$9.00
July 1, 2028 (FY29)	$10.36
July 1, 2029 (FY30)	$11.40

The recommendation, which I am in support of as presented, protects and prevents the City's Water Enterprise Fund from dropping to a zero balance in FY27 and ensures we maintain our commitment to funding critical infrastructure investments. This move is in line with our practice of reviewing our various rates and fee schedules every five years. The last time that the City reviewed water rates took place June of 2019.

The current rate of $6.50 per 100 cubic feet has been in place since FY22. All the while, annual costs for maintenance crews, energy and utilities, and other operational line items within our Water Enterprise Fund have collectively grown over $550,000 since FY19. In order to cover rising costs and stabilizing rates through COVID, the increased annual costs were absorbed through the rate increase that took place between FY19-FY23. Covering those increased costs while stabilizing rates came at the price of deferred maintenance, which can no longer be postponed.

The FY19 schedule was designed with the expectation that another adjustment would be required within five to seven years—a threshold we have now reached. While increasing rates are a decision no one takes likely, it must be done in line with our review schedules in order to ensure the enterprise fund maintains its sustainability and allows the City to uphold its fiduciary responsibility to our rate payers. The average Gardner household water bill is approximately $25.00 per month. With the proposed FY27 increase the average Gardner household will see (on

average) a $5.00 monthly increase. Similarly, at the newly proposed FY27 rate, Gardner's water rates will either be on par or below many of its neighboring communities.

It is my recommendation that the City Council adopt the proposed four-year water rate schedule as outlined in this proposal. Without this action, the Water Enterprise Fund will shortly be exhausted, leaving the City without the financial resources to maintain safe and reliable water service. The proposed water rate schedule is grounded in twelve years of revenue data, reflects realistic budget projects, and provides a sustainable path forward for the City's water system, infrastructure, and Enterprise Fund.

Director Arnold and I are happy to discuss the proposed rate schedule and welcome any questions.

Respectfully Submitted,



Michael J. Nicholson
Mayor, City of Gardner

Approved Amendment

AN ORDINANCE TO AMEND CHAPTER 625 OF THE CODE OF THE CITY OF GARDNER, THEREOF ENTITLED, "WATER."

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

SECTION 1: That Subsection A of Section 8 of Chapter 625 of the Code of the City of Gardner, thereof entitled, "Water Rates," be deleted in its entirety and replaced with the following:

A) Metered water rates (quarterly).

    a. Effective July 1, 2026: $7.48

SECTION 2: This ordinance shall take effect upon passage and publication as required by law.

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

RE: Water Capital Planning Projects and Water Rates

March 23, 2026

Dear Mayor Nicholson:

The Water Department must increase water rates in order to avoid reaching a "$0" balance sometime in Fiscal Year 2027.

***Please see attached graph titled:
"Water Enterprise Fund (Critical Maintenance ONLY)"

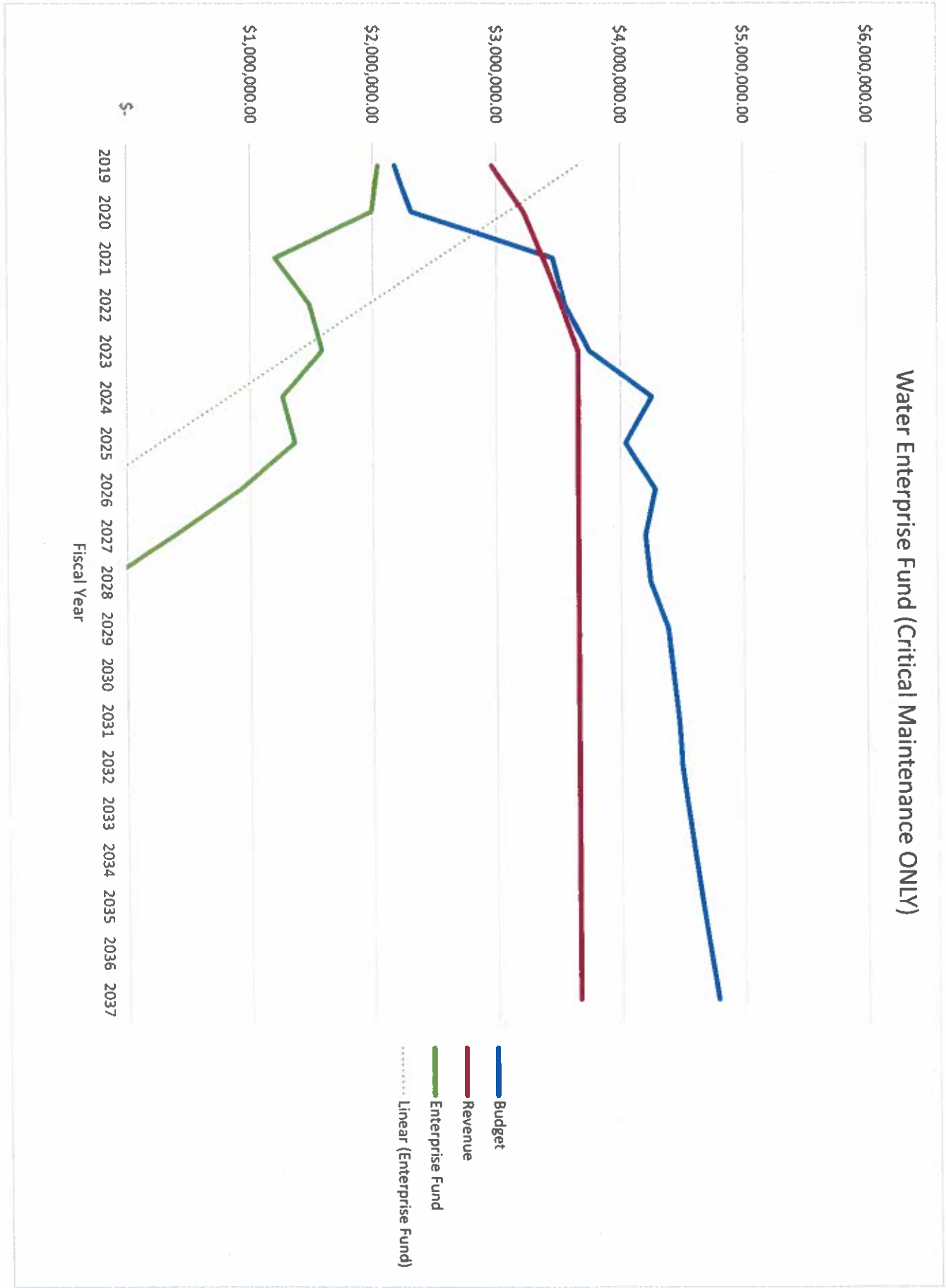
This graph encompasses the current Water Rates and the Critical Maintenance Issues that the Water Department must undertake in the immediate future listed below:

- Filter media (green sand) at Snake Pond ($185,000-$200,000)
- Replacement of the computer and SCADA systems in the facilities ($250,000-$300,000)
- Redevelopment of the Snake Pond Well ($50,000)
- Coating of an exterior fuel tank ($35,000)

From the Graph, you can see that the Water Enterprise Fund reaches "$0" in the upcoming Fiscal Year 2027.

The Water Rates were last raised in FY2019 for 4 consecutive years, ending in FY2023. In FY2019 (2018) it was anticipated that the Water Rates would have to be raised within 5-7 years. Please keep in mind these water rates were created pre-COVID and were able to sustain the Water Enterprise Fund through that turbulent period.

There has been a substantial increase in the Maintenance Crew, Energy and Utilities, Chemical costs, Veolia Contract, and general parts and pumps since 2018.


Water Enterprise Fund (Critical Maintenance ONLY)
$6,000,000.00
$5,000,000.00
$4,000,000.00
$3,000,000.00
$2,000,000.00
$1,000,000.00
$-
2019 2020 2021 2022 2023 2024 2025 2026 2027 2028 2029 2030 2031 2032 2033 2034 2035 2036 2037
Fiscal Year
Budget
Revenue
Enterprise Fund
Linear (Enterprise Fund)

- Maintenance Crew line item has increased $296,600 from $235,900 to $532,500
- Energy and Utilities have increased $197,700 from $161,800 to $359,500
- Other operational costs have added well over $75,000 over the last 6 years.

These operational increases total over $550,000 annually but were able to be absorbed into the rate increases from FY2019 -FY2023. The developing problem became that general maintenance and routine replacement of parts and pumps and other items were put off to pay for the rising costs of operations.

We have input anticipated projects and budgetary costs and input them into a Water Enterprise Forecast for the next 10 years as we will outline in this letter.

Some other projects that must be performed in the not-too-distant future are:

- Dam work at Pearly Brook and Cowee Pond Dams ($1,500,000-$2,000,000)
- Cyber security updates at the Facilities ($300,000)
- Replacement of Filters at Crystal Lake Water Treatment Facility ($600,000-$750,000)
- Water Meter Replacement ($1,000,000)
- Exterior Cleaning and coating of the Elevated Storage Tank ($500,000)
- Improvements at both facilities including pump replacements and maintenance
    - Both Snake Pond Well and Crystal Lake Water Treatment Facility were put on-line just over 25 years ago ($2,000,000)
- Phase III Water Main Replacement ($10,000,000)

These are projects that we are aware of, but there will no doubt be other unanticipated costs to the Water Enterprise that are not budgeted in the rate structure.

***Please see attached table titled:
"Anticipated Projects"

This table places the estimated costs of projects in the Fiscal Year we believe they will be necessary.

In order to fund the critical maintenance and near future projects, we have developed the following rate structure:

July 1, 2025	$6.50	Current Rate
July 1, 2026	$7.80	20% increase
July 1, 2027	$9.00	15% increase
July 1, 2028	$10.36	15% increase
July 1, 2029	$11.40	10% increase

This rate structure provides the Water Enterprise with enough revenue to cover most of the anticipated projects and leaves a little room for some unanticipated issues as well. Obviously if there is something that is catastrophically high, we will need to reevaluate the rates again.

	ANTICIPATED PROJECTS										
FISCAL YEAR	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037
62450-57601 Water Principal	$ 460,000.00	$ 460,000.00	$ 460,000.00	$ 460,000.00	$ 460,000.00	$ 435,000.00	$ 435,000.00	$ 435,000.00	$ 435,000.00	$ 435,000.00	$ 435,000.00
62450-57611 Water Interest	$ 363,727.50	$ 341,427.50	$ 319,127.50	$ 296,827.50	$ 275,577.50	$ 256,592.50	$ 239,430.00	$ 222,875.00	$ 206,285.00	$ 190,267.50	$ 174,612.50
James St Rehab $2 Mil 2025											
Transmission Mains $2 Mil 2024											
Elev. Tank Interior Coating $1 Mil		$ 50,000.00	$ 50,000.00	$ 50,000.00	$ 50,000.00	$ 50,000.00	$ 50,000.00	$ 50,000.00	$ 50,000.00	$ 50,000.00	$ 50,000.00
Crystal Lake Improvements/Filters/PLCs/SCADA	$ 100,000.00	$ 100,000.00	$ 100,000.00	$ 100,000.00	$ 100,000.00	$ 100,000.00	$ 100,000.00	$ 100,000.00	$ 100,000.00	$ 100,000.00	$ 100,000.00
Water Meters $1 Mil	$ 100,000.00	$ 100,000.00	$ 100,000.00	$ 100,000.00	$ 100,000.00	$ 100,000.00	$ 100,000.00	$ 100,000.00	$ 100,000.00	$ 100,000.00	$ 100,000.00
Dam Repairs-Pearly-Cowee			$ 170,000.00	$ 170,000.00	$ 170,000.00	$ 170,000.00	$ 170,000.00	$ 170,000.00	$ 170,000.00	$ 170,000.00	$ 170,000.00
Facility Upgrades/Well Rehab/Pumps/Filter Media			$ 100,000.00	$ 100,000.00	$ 100,000.00	$ 100,000.00	$ 100,000.00	$ 100,000.00	$ 100,000.00	$ 100,000.00	$ 100,000.00
Phase III Water Mains $10 Mil		$ 1,000,000.00	$ 1,000,000.00	$ 1,000,000.00	$ 1,000,000.00	$ 1,000,000.00	$ 1,000,000.00	$ 1,000,000.00	$ 1,000,000.00	$ 1,000,000.00	$ 1,000,000.00
Water System Improvements/Valves/Hydrants	$ 100,000.00	$ 100,000.00	$ 100,000.00	$ 100,000.00	$ 100,000.00	$ 100,000.00	$ 100,000.00	$ 100,000.00	$ 100,000.00	$ 100,000.00	$ 100,000.00
Principal	$ 760,000.00	$ 1,810,000.00	$ 2,080,000.00	$ 2,080,000.00	$ 2,080,000.00	$ 2,055,000.00	$ 2,055,000.00	$ 2,055,000.00	$ 2,055,000.00	$ 2,055,000.00	$ 2,055,000.00
Interest	$ 363,727.50	$ 341,427.50	$ 319,127.50	$ 296,827.50	$ 275,577.50	$ 256,592.50	$ 239,430.00	$ 222,875.00	$ 206,285.00	$ 190,267.50	$ 174,612.50
Total Water Loans	$ 1,123,727.50	$ 2,151,427.50	$ 2,399,127.50	$ 2,376,827.50	$ 2,355,577.50	$ 2,311,592.50	$ 2,294,430.00	$ 2,277,875.00	$ 2,261,285.00	$ 2,245,267.50	$ 2,229,612.50

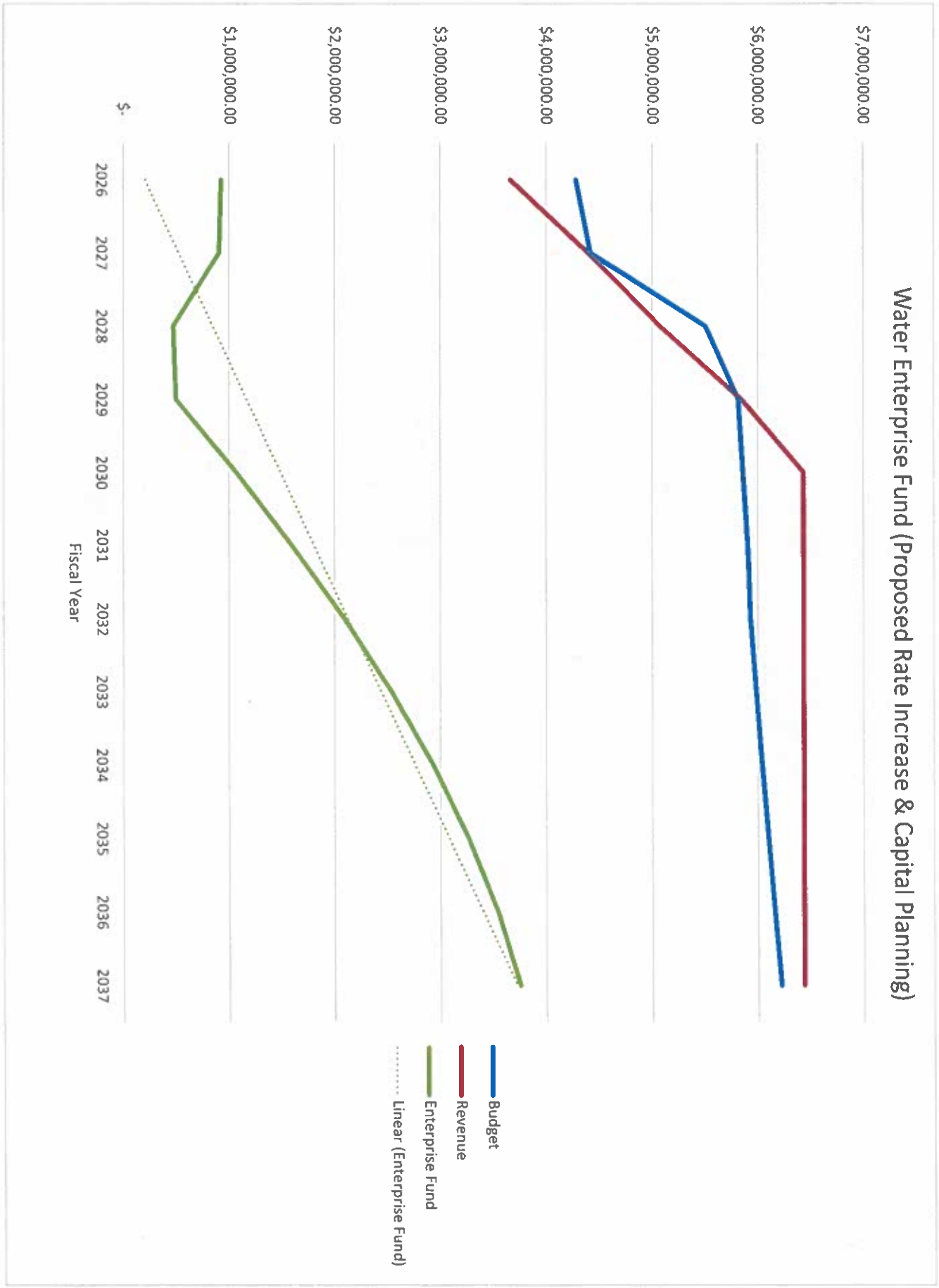
***Please see attached graph and table titled:
"Water Enterprise Fund (Proposed Rate Increase & Capital Planning)"
&
"Rate Structure with Revnue and Enterprise Fund Projections"

Please note that in Fiscal Years 2028 and 2029 the Enterprise account is hovering at $300,000 which is a critical point in time. This is why the 20% increase in Year 1 is necessary to avoid depleting the Enterprise Fund.

How does Gardner compare to other Cities and Towns:

City and Town Comparison		
	Water	
	100 cu ft	
Acton	$	11.50
Templeton	$	10.86
Gardner Rate 2030	$	10.00
Hudson	$	9.89
Gardner Rate 2029	$	9.10
Ashburnham 4500+ cu ft	$	8.63
Westminster	$	8.62
Gardner Rate 2028	$	8.26
Winchendon	$	8.05
Gardner Rate 2027	$	7.50
Fitchburg	$	7.11
Barre	$	7.00
Gardner Rate 2026	$	6.50
Ashburnham 2501-4500	$	4.91
Athol	$	4.82
Ashburnham 501-2500	$	4.17
Holden	$	3.51

We have inserted the proposed water rates into this table to show where Gardner's rates will fall compared to other communities. Based on TODAY'S rates of other cities and towns, we still are relatively competitive even with our highest proposed rate in FY2030. This does not account for these cities and towns possibly raising their rates during the next 4 years.


Water Enterprise Fund (Proposed Rate Increase & Capital Planning)
$7,000,000.00
$6,000,000.00
$5,000,000.00
$4,000,000.00
$3,000,000.00
$2,000,000.00
$1,000,000.00
$-
2026
2027
2028
2029
2030
2031
2032
2033
2034
2035
2036
2037
Fiscal Year
Budget
Revenue
Enterprise Fund
Linear (Enterprise Fund)

RATE STRUCTURE with REVENUE and ENTERPRISE FUND PROJECTIONS

WATER												
Rate	$ 6.50	$ 7.80	$ 9.00	$ 10.36	$ 11.40	$ 11.40	$ 11.40	$ 11.40	$ 11.40	$ 11.40	$ 11.40	$ 11.40
Enterprise Fund Cert	$ 1,545,515.00	$ 877,036.30	$ 797,650.17	$ 297,202.92	$ 243,078.92	$ 725,470.36	$ 1,162,753.11	$ 1,575,854.51	$ 1,936,093.86	$ 2,240,953.43	$ 2,488,504.51	$ 2,676,155.83
		20%	15%	15%	10%	0%	0%	0%	0%	0%	0%	0%
Fiscal Year	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037
Total Budget	$ 4,286,076.50	$ 4,420,503.49	$ 5,509,428.81	$ 5,820,018.33	$ 5,862,318.54	$ 5,907,427.24	$ 5,931,608.58	$ 5,984,470.83	$ 6,039,850.41	$ 6,097,158.91	$ 6,157,058.66	$ 6,219,396.25
Projected Usage	556,553.51	556,553.51	556,553.51	556,553.51	556,553.51	556,553.51	556,553.51	556,553.51	556,553.51	556,553.51	556,553.51	556,553.51
Projected Revenue	$ 3,617,597.80	$ 4,341,117.36	$ 5,008,981.56	$ 5,765,894.33	$ 6,344,709.98	$ 6,344,709.98	$ 6,344,709.98	$ 6,344,709.98	$ 6,344,709.98	$ 6,344,709.98	$ 6,344,709.98	$ 6,344,709.98
Net Change in Fund	$ (196,155.00)	$ (668,478.70)	$ (79,386.13)	$ (500,447.24)	$ (54,124.00)	$ 482,391.44	$ 437,282.74	$ 413,101.41	$ 360,239.35	$ 304,859.57	$ 247,551.07	$ 187,651.32
Actual Change												
Enterprise Fund Est	$ 877,036.30	$ 797,650.17	$ 297,202.92	$ 243,078.92	$ 725,470.36	$ 1,162,753.11	$ 1,575,854.51	$ 1,936,093.86	$ 2,240,953.43	$ 2,488,504.51	$ 2,676,155.83	$ 2,801,469.56

What is the impact on our users:

Household Impact (monthly)			
WATER ONLY			
FY2027 20% increase			
$	20.00	$	24.00
$	25.00	$	30.00
$	30.00	$	36.00
FY2028 15% increase			
$	24.00	$	27.60
$	30.00	$	34.50
$	36.00	$	41.40
FY2029 15% increase			
$	27.60	$	31.74
$	34.50	$	39.68
$	41.40	$	47.61
FY2030 10% increase			
$	31.74	$	36.50
$	39.68	$	45.63
$	47.61	$	54.75

We took 3 general water bills and added the 4-year increases. A typical family of 4 average monthly bill is around $25. Please note that most homes receive a utility bill for Water-Sewer-Trash and a total amount for these services. It is only the Water portion of the bill that is being proposed to increase.

Lastly, how did we determine the Revenue, Budgets, and Enterprise Fund amounts:

The Water Budget is the same spreadsheet that is submitted annually to the Mayor and Council during the budget process. Many Line Items were adjusted by 2%-4% annually to account for inflation. The Revenue was calculated by taking the average last 12 years of revenue earnings and then taking 95% of the average to be conservative in the event of a wet summer or Water Ban that may cause lower revenues. The Water Enterprise Fund is what is currently in the fund plus revenue minus the budget.

WATER			
Fiscal Year	**Water Revenue**	**Rate**	**Rev/Rate**
2025			
2024	$ 3,780,549.00	$6.50	$ 581,622.92
2023	$ 3,595,276.00	$6.50	$ 553,119.38
2022	$ 3,577,315.00	$6.50	$ 550,356.15
2021	$ 3,680,553.00	$6.26	$ 587,947.76
2020	$ 3,223,393.00	$6.00	$ 537,232.17
2019	$ 3,202,698.00	$5.72	$ 559,912.24
2018	$ 3,230,035.00	$5.26	$ 614,075.10
2017	$ 3,248,022.00	$5.26	$ 617,494.68
2016	$ 3,173,966.00	$5.26	$ 603,415.59
2015	$ 3,151,355.00	$5.26	$ 599,116.92
2014	$ 3,225,295.00	$5.26	$ 613,173.95
2013	$ 3,222,711.00	$5.26	$ 612,682.70
Average	$ 3,262,003.11		$ 585,845.80
95% Revenue	$ 3,617,597.80		$ 556,553.51
90% Revenue	$ 2,935,802.80		$ 527,261.22
85% Revenue	$ 2,772,702.64		$ 497,968.93

Current Enterprise Fund + Revenue – Budget = Enterprise Fund at end of Fiscal Year

We understand there is no good time to raise water rates, but given the financial state of the Water Enterprise Fund and critical need to address maintenance items and replace our aging water mains, the City must invest in its Water System.

Sincerely

Dane E. Arnold, Director
Department of Public Works

Pc: Karen Butler, City Auditor
Rob Oliver, City Engineer

Outlook

Fw: Water Rates Follow up

From Brad E. Heglin <bheglin@gardner-ma.gov>
Date Wed 5/6/2026 4:22 PM
To Titi Siriphan <tsiriphan@gardner-ma.gov>
Cc Jayen Kumar <jkumar@gardner-ma.gov>

Hello, Clerks,

I hope this email finds you well.

Would you be so kind as to include this email thread in the next finance committee packet as part of the water rates item? This way the other members have access to the additional information?

Thank you,
Brad

Get Outlook for Android

From: Dane Arnold <darnold@gardner-ma.gov>
Sent: Wednesday, May 6, 2026 10:48:29 AM
To: Brad E. Heglin <bheglin@gardner-ma.gov>; Mayor <Mayor@gardner-ma.gov>
Subject: RE: Water Rates Follow up

Hi Brad
In the past we typically do a 10%, but we have done as much as 12%. The reason we need the 20% is because there are a lot of big ticket items that are needed now and if we go too small of an increase we either defer these crucial items or the Enterprise Fund hovers at an uncomfortable low balance.

Last water rate increase was July 1, 2023 which was only 4%. These rates were implemented just before COVID, not knowing how the pandemic would greatly impact Energy, Utilities, Chemicals, and Personnel costs.

9%	5%	4%	4%
2020	**2021**	**2022**	**2023**

Thank You,

Dane E. Arnold
Director of Public Works
50 Manca Drive
Gardner, MA 01440

Phone: 978-630-8195
darnold@gardner-ma.gov

From: Brad E. Heglin <bheglin@gardner-ma.gov>
Sent: Tuesday, May 5, 2026 11:29 PM
To: Dane Arnold <darnold@gardner-ma.gov>; Mayor <Mayor@gardner-ma.gov>
Subject: Re: Water Rates Follow up

Hello,

I appreciate the continued cooperation. I was also wondering if these rate increases are typical, lower, or higher than we generally see? I believe the last round of increases ended in FY23. In your experience, do we typically see big swings because of the alternating schedule water and sewer rate increases have?

Thanks,
Brad

From: Brad E. Heglin <bheglin@gardner-ma.gov>
Sent: Wednesday, April 29, 2026 7:03 PM
To: Dane Arnold <darnold@gardner-ma.gov>; Mayor <Mayor@gardner-ma.gov>
Subject: Re: Water Rates Follow up

Hello,

Thank you. I'll let you know if I have any more questions.

Brad

Get Outlook for Android

From: Dane Arnold <darnold@gardner-ma.gov>
Sent: Wednesday, April 29, 2026 7:33:52 AM
To: Brad E. Heglin <bheglin@gardner-ma.gov>; Mayor <Mayor@gardner-ma.gov>
Subject: Re: Water Rates Follow up

Good morning Brad
The DPW just had a decent size salary adjustment to be competitive with other communities a couple years ago. I don't see a significant increase on the horizon; just the 2%-4% annually. Our rate proposal has the salary line item increasing by 3% annually over the next 10 years.

Get Outlook for iOS

From: Brad E. Heglin <bheglin@gardner-ma.gov>
Sent: Tuesday, April 28, 2026 9:20:16 PM
To: Dane Arnold <darnold@gardner-ma.gov>; Mayor <Mayor@gardner-ma.gov>
Subject: Re: Water Rates Follow up

Hello,

Thank you, Dane, for the quick turnaround.

I will review the provided information and let you know if I think anything additional will be helpful.

Apologies for the confusion on the final question. Basically, what I was wondering is that at this point in time, 16% of the water department budget goes to salaries. For the 5 years of the suggest rate increases, do you see the salary portion of the budget growing significantly and cutting into the, using today's numbers 84% that goes to everything else? For instance, 16% goes to salaries and 84% goes to all other expenses. In FY27, FY28, etc. are you expecting significant increases to salaries (due to contracts, steps, etc.) that would cause the 16% to grow significantly more and leave less for other expenses? Or, do the rate increases you proposed account for this to keep the salary percentage proportional to the overall budget over time?

-Brad

From: Dane Arnold <darnold@gardner-ma.gov>
Sent: Tuesday, April 28, 2026 1:32 PM
To: Brad E. Heglin <bheglin@gardner-ma.gov>; Mayor <Mayor@gardner-ma.gov>
Subject: RE: Water Rates Follow up

Hi Brad
I hope this answers your questions:

$ 655,347	All salaries including Water Crew
$ 197,415	Salaries of just office staff including billing clerks, Business Manager, portion of GIS & 1 intern
$ 457,932	Salaries of just Water Crew

Department of Public Works Director and City Engineer and Administrative Assistant salaries are currently split 50/25/25 City/Water/Sewer
Totaling $67,082 (this totals 25% of the 3 salaries)
Business Manager 50/50 water/sewer
Billing Clerks split 50/50 water/sewer

LINE#	ORG	OBJ	DESCRIPTION	2024 ACTUAL	2025 REVISED BUD	2025 YTD ACTUAL	2026 DEPARTMNT	2026 MAYOR
927	62450	62170	ENCUMB PROF DEVELOPMENT & TRAV	$ 270	$ -	$ -	$ -	$ -
928	62450	62190	ENCUMB PROFESSIONAL SERV	$ 85,298	$ 114,155	$ 101,745	$ -	$ -
929	62450	62230	ENCUMB OFFICE SUPPLIES	$ 14,011	$ 1,868	$ 1,868	$ -	$ -
930	62450	62231	ENCUMB CHEMICAL TREATMENT	$ 3,542	$ 38,574	$ 38,574	$ -	$ -
931	62450	62359	ENCUMB CONTRACT OPERATIONS	$ 77,245	$ 171,519	$ 171,519	$ -	$ -
932	62450	65030	ENCUMB WATER SYS SOFTWARE MODL	$ 4,680	$ -	$ -	$ -	$ -
933	62450	65123	ENCUMB NEW EQUIPMENT	$ 1,659	$ -	$ -	$ -	$ -
934	62450	65163	ENCUMB FAC MAINT	$ 256,647	$ 85,250	$ 70,129	$ -	$ -
935	62999	59996	TRANSFER TO GENERAL FUND	$ 380,000	$ 390,000	$ 390,000	$ 420,000	$ 420,000
936								
937	TOTAL	WATER FUND		$ 4,209,647	$ 4,978,733	$ 3,977,287	$ 4,122,207	$ 4,117,072

***

Water Budget $4,117,072 (not including capital projects such as James St Pump Station, Lead Line Inventory Grant)
Following percentage is that of total budget:

16% of total budget is All salaries including crew
5% of total budget is Salaries of just office staff including billing clerks, Business Manager, portion of GIS & 1 intern
11% of total budget is Salaries of just Crew

I'm not sure I follow the last question? Do you mean are we going to carry the 50/25/25 split moving forward? I recommend a 33% distribution of the Department of Public Works Director and City Engineers salary for FY2027, but that is the Mayors decision.
If we use today's salaries for the two positions, my recommendation will increase the water budge by approximately $17k

Feel frere to reach out if this wasn't what you were asking.

Thank You,

Dane E. Arnold
Director of Public Works
50 Manca Drive
Gardner, MA 01440

Phone: 978-630-8195
darnold@gardner-ma.gov

From: Brad E. Heglin <bheglin@gardner-ma.gov>
Sent: Monday, April 27, 2026 8:38 PM
To: Mayor <Mayor@gardner-ma.gov>
Cc: Dane Arnold <darnold@gardner-ma.gov>
Subject: Water Rates Follow up

Hello, Mr. Mayor,

Thank you (and to Director Arnold as well) for discussing the potential water rate increases with the finance committee today.

Just to follow up, a helpful data set to review would be:

- What is the total value of salaries paid for out of the enterprise account?
- What percentage of the overall budget/calculations to determine the increase are they?
- Is that proportional going out year-to-year or does it become a disproportionate piece of the pie?

The committee won't meet again for at least a couple of weeks, so plenty of time to get that together.

Thanks,
Brad

City of Gardner – *Mayor's Office*
Mayor Michael J. Nicholson

April 23, 2026

Hon. George C. Tyros, City Council President
And Gardner City Council
95 Pleasant Street, Rm 121
Gardner, MA 01440

RE: Prior Year Unpaid Bill – ACA Filing and Compliance

Dear Mr. President and Councilors,

I am requesting your acceptance of a prior fiscal year unpaid bill from FY25. This bill is from Channel Bound LLC in the amount of $5,345.40. Channel Bound LLC is our vendor who manages the ACA (Affordable Care Act) Filing Requirements as well as our 1095s and 1094s.

Channel Bound LLC is a new vendor for the City and there was miscommunication from the company in receiving the FY25 bill, which was brought to our attention recently when the FY26 bill became due. The FY26 bill has been paid in full, and I am requesting the City Council's approval to pay the FY25 bill and bring us up to date.

I welcome any questions you may have.

Thank you,

Michael J. Nicholson
Mayor

A MEASURE AUTHORIZING THE PAYMENT OF A PREVIOUS FISCAL YEAR BILL FOR THE CITY'S HUMAN RESOURCES DEPARTMENT.

VOTED: That the Human Resources Department is authorized to pay the bill for ACA compliance for work done in Fiscal Year 2025

INVOICE

ChannelBound, LLC - ACAPrime
1311 W 96th St, Suite 170
Indianapolis, IN 46260

accounting@channelbound.com
+1 (844) 438-1095
www.channelbound.com

Bill to
City of Gardner MA

Ship to
City of Gardner MA

Invoice details
Invoice no.: 102226
Terms: Due on Receipt
Invoice date: 05/02/2025
Due date: 05/09/2025

#	Date	Product or service	Description	Qty	Rate	Amount
1.		**ACA Filing**	ACA Reporting Comprehensive Suite: - Full Service / White Glove with data review - Data compilation / quality analysis / ACA Coding - E-File with IRS - Corrections Handling with IRS (as needed) - ACA Consulting and IRS Inquiry Support (as needed) - Individual U.S. State filings around ACA are also handled as required	1	$1,245.00	$1,245.00
2.		**1094-C**	1094-C - All ACA Coding and Efile	1	$89.00	$89.00
3.		**1095-C**	1095C Form Production and Efile, including corrections	500	$4.97	$2,485.00
4.		**Print & Mail 1095C**	Print, Add First Class Postage, and Mail 1095C forms to Employees	960	$1.59	$1,526.40

Ways to pay

VISA MC DISCOVER AMEX BANK

****

ACH / Electronic Check Instructions:
Bank: Lake City Bank
Acct#: 1011672189; Routing#: 074903719
100 West 96th St, Indianapolis, IN 46260

Total **$5,345.40**

Overdue 05/09/2025

Bank Phone #: 317-706-9000
FBO: ChannelBound, LLC

11822

Note to customer

W-9 is available for download at: https://www.acaprime.com/w-9/

View and pay

City of Gardner – ***Mayor's Office***
Mayor Michael J. Nicholson

April 10, 2026

Hon. George C. Tyros, City Council President
And Gardner City Council
95 Pleasant Street, Rm 121
Gardner, MA 01440

RE: A Measure Accepting the Job Description of a New Chief of Staff Position for the Mayor's Office

Dear Mr. President and Councilors,

Over the past year, there have been several discussions regarding the way facilities staff is managed and overseen throughout the City's buildings. This discussion, coupled with the foreseen tighter budget years, lead to a larger discussion regarding ways efficiencies can be better increased and improved upon to safe time, energy, and funding by having a centralized point person overseeing vital functions that are currently scattered and decentralized.

As such, I am submitting my proposal for the creation of a Chief of Staff position within the Mayor's Office. This position will replace the existing Executive Aide position that currently exists within my office.

The proposed Chief of Staff role builds upon the existing Executive Aide duties by creating a position capable of assuming a broader and more elevated level of responsibility within the Mayor's Office. This would allow for certain day-to-day functions to be placed under a more experienced and qualified professional to independently manage complex operational and strategic executive-level tasks that currently require direct mayoral involvement. It is important to note that while an elevated level of responsibility will be given, all final executive decision-making authority will remain with the Mayor. All department heads will also still have full access to the Mayor with this position allowing for an additional resource for department heads in the assistance they are looking for.

The intention of the proposed Chief of Staff position is to function as a senior-level partner to the Mayor with the main objectives to advance strategic city priorities, improve operational efficiency, and ensure consistent execution of City initiatives. Notably, the Chief of Staff would serve as the central point of coordination for departmental and City projects, providing operational oversight, guidance, and assistance. Designating a single, experienced professional to oversee interdepartmental coordination, the City will be better positioned to manage complex projects, respond proactively to emerging issues, and ensure fiscal and operational compliance. During my State of the City Address in 2024, while addressing the Maki Park issue and other issues that arose in the Community Development Department, I promised to come up with new ways to increase direct oversight from my office on the City's larger projects and utilize this increased accountability measure to break down the silos that can easily arise between departments when working on projects. I believe the creation of this position and addition of these duties adds this level of protection and accountability to the largest projects we undertake.

In addition to the elevated responsibilities, the Chief of Staff would directly manage three critical areas that have long required a centralized project manager:

- **Facilities Management:** The Chief of Staff will directly oversee and coordinate facilities operations, including supervision of the City maintenance staff and management of the associated budget. This centralized oversight will improve planning, prioritization, and cost-efficiency across all municipal buildings and maintenance operations. Prior to the switch to the Building Department, the oversight of facilities operations had fallen under the Mayor's Office until a

change was made in the early 2010s. This position allows us to return to that model, ensuring operational equity and efficiency for municipal buildings through a centralized management contact.

- **Communications:** The Chief of Staff will be responsible for the City's communications channels and strategy, ensuring that messaging across social media, press releases, the City's website, and notification systems is consistent, professional, and centralized. This centralization will not only enhance transparency and resident engagement but will professionalize the City's image and modernize operations. If an item is being posted and published by the City, it should be a vetted, consistent message that puts forward the same information no matter where it is posted. Currently, communication duties are assigned and performed but not centralized, leading to different verbiage and content being posted in various platforms with large potential to lead to inconsistencies.

- **Waterford Street Community Center:** The Chief of Staff will serve as the main point of contact and oversee operations of the Waterford Street Community Center. This position will manage the logistics of all construction and facilities projects, coordinating with existing and prospective tenants, assist the Senior Center with any needs, track financials associated with the center, and perform all other duties relating to the day-to-day operations of the center. This important project has lacked an internal central project manager which the creation of this position establishes. This position would also oversee coordination with any outside groups looking to utilize space in the building for various initiatives and projects and coordinate the calendar of events for the shared spaces of the building.

The discussions that have taken place over the last few years have shown that these three critical areas are all in need of a centralized project manager who can ensure they move forward in a coordinated, professional, and efficient manner.

Beyond operational improvements, establishing this position is also an investment in the professionalization of the Mayor's Office and the City as a whole. The Chief of Staff role is structured to attract and retain a highly qualified candidate with significant experience in municipal government, project management, and executive leadership. In the attached job description, I have added the requirement to obtain a Massachusetts Certified Public Purchasing Official (MCPPO) designation. This further ensures the high level of expertise in procurement and compliance. While the City's Purchasing Department oversees all procurement operations of the City, having someone with this designation overseeing aspects of a project while it is on-going allows for further compliance with all relevant laws and regulations that the City is to abide by. An executive level professional with municipal government experience will allow for crucial support and guidance for our department heads who keep our city running every day.

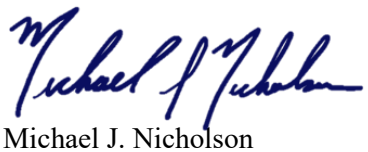
Ultimately, the creation of a Chief of Staff position will enhance the City's ability to operate efficiently, respond to challenges, and deliver on its priorities. The creation of this position represents a forward-looking approach to municipal management that emphasizes coordination, professionalism, and strategic leadership.

I have not been shy of stating that I believe the upcoming budget year and those after it are going to have an increased level of difficulty with them that the City has not seen in a few years due to various cost increases and funding level concerns from the federal government. It is because of those reasons that I believe that this position is needed now more than ever. We have seen what happens through decentralized systems when things fall through the cracks and time gets wasted while decisions need to be made and costs go up. We have made significant improvements project oversight and have seen how job duty consolidation, professionalization, and oversight have exponentially increased the efficiencies of of the City's Community Development and Planning Office- this brings that same goal to a full City-wide

basis. We need to be sure we are doing everything we can to keep tasks, operations, and projects on time, within budget, and now pushed aside eventually leading to the need for increased funding. This level of oversight brings an additional check to make sure the City is operating in the best and most efficient manner possible.

Per the requirements of the City Code, I have attached a proposed job description for this position for your review, combining the existing Executive Aide job description with the additional duties listed above. I look forward to working with the City Council as the review of this item moves forward.

Thank you,



Michael J. Nicholson
Mayor, City of Gardner

A MEASURE AUTHORIZING THE JOB DESCRIPTION FOR THE POSITION OF CHIEF OF STAFF TO BE HOUSED IN THE OFFICE OF THE MAYOR

VOTED: That the job description for Chief of Staff, here attached, be approved and accepted under the provisions of section 6 of Chapter 3 of the Code of the City of Gardner.

Job Title:	**Chief of Staff**
Position Status:	**Exempt**
Report to:	**Mayor**
Date:	**April 2026**

Position Purpose:
Under the direction of the Mayor, this position serves in a Chief of Staff–style capacity, providing senior-level coordination, strategic planning support, and executive administration for the day-to-day operations of the City of Gardner Executive Department. The position supports and advances the Mayor's strategic goals and objectives by overseeing executive department relations, coordinating planning and outreach efforts, and ensuring the delivery of accurate, consistent, and positive communications regarding City programs and services. This role facilitates engagement and coordination with community members, civic and non-profit organizations, businesses, public bodies, elected officials, and City staff to strengthen awareness, alignment, and effective governance.

Supervision:
Supervision Scope: Performs highly responsible administrative, managerial, and strategic functions requiring independent judgment, discretion, and initiative. Interprets policies, directives, and objectives of the Mayor and implements them across City operations.

Supervision Received: Works under the general direction of the Mayor, with considerable latitude for independent action. Matters of major policy or unusual complexity are reviewed with the Mayor.

Job Environment:
Work is performed primarily in an office setting with frequent interaction with City departments, elected officials, union representatives, contractors, community organizations, and the public. The position requires extensive communication, coordination, and discretion. The role has access to confidential and sensitive information, including labor relations matters, contract negotiations, personnel issues, and executive decision-making.

Errors in judgment or execution could result in operational disruption, labor relations challenges, financial impacts, or reputational harm to the City.

Essential Functions:
(The essential functions or duties listed below are intended only as illustrations of the various types of work that may be performed. The omission of specific statements of duties does not exclude them from the position if the work is similar, related or a logical assignment to the position.)

Works directly with the Mayor on all City projects and initiatives overseen by the Executive Department.

Works directly with the Mayor in the oversight of City departments and labor relations with

collective bargaining units.

Performs a variety of duties requiring a high degree of precision, discretion, and knowledge of Executive Department operations.

Performs duties involving advanced computer knowledge and utilization.

Maintains files, compiles statistics, and posts and maintains general and confidential records.

Performs phone duties and provides services to the public entering the Executive Department.

Performs outreach, coordination, and support duties as directed by the Mayor.

Serves as the Mayor's Designee for bargaining with City employment unions and collective bargaining units, as directed.

Provides overall leadership and strategic oversight of all City facility operations and staff; directs and coordinates maintenance, custodial services, and facilities-related projects; and works closely with department heads to develop schedules, set priorities, and ensure efficient, compliant, and cost-effective operation of all municipal facilities.

Serves as Special Projects Coordinator for large-scale City initiatives; collaborates with department heads and key stakeholders to oversee project planning, implementation, and progress; and ensures projects advance in a timely manner with appropriate oversight, performance tracking, and accountability to the Mayor's Office.

Oversees operations at the City's Community Center and serves as the primary liaison between the Mayor's Office and building tenants; coordinates maintenance work, space scheduling, and leaseholder relations; and acts as the primary contact for all construction, renovation, and fit-out projects, including coordination with contractors.

Provides executive-level leadership over media relations, public messaging, public relations, social media, crisis communications, and policy messaging; acts as a public-facing spokesperson for the City as directed by the Mayor; leads interdepartmental communications coordination; and ensures consistent, accurate, and timely internal and external messaging aligned with City and Mayor's Office priorities.

Serves as the primary point of contact for contractors working on City projects; coordinates with the Purchasing Office to ensure compliance with procurement laws and contract requirements; and conducts regular check-ins to monitor progress, address issues, and provide status updates to the Executive Department.

Assists in municipal budget preparation and implementation.

Coordinates the operating departments of the City in conformance with Mayoral directives.

Receives, tracks, and responds to inquiries from City Councilors directed to the Executive Department.

Receives, processes, and manages correspondence received by the Mayor.

Responds to general inquiries from the public and refers matters to appropriate departments, commissions, or individuals when necessary.

Serves as liaison to City Councilors on matters relating to the Executive Department.

Assists in the planning, coordination, and organization of Mayoral functions and meetings.

Researches and organizes information for Mayoral speeches, presentations, reports, and briefing materials.

Serves on boards and committees at the discretion of the Mayor.

Assists in strategic planning initiatives and implementation.

Coordinates and research issues as delegated by the Mayor.

Performs general constituent services.

Works collaboratively with State and Federal officials, City Council, and local businesses.

Performs all other duties and responsibilities necessary to maintain the efficient operation of the Executive Department, as assigned by the Mayor.

Recommended Minimum Qualifications:

Education, Skills and Experience:
Bachelor's degree in Public Administration, Business Administration, Communications, Political Science, or a related field is preferred. A minimum of five (5) to seven (7) years of progressively responsible experience in municipal government, public administration, executive management, communications, facilities management, or a related field is required, or an equivalent combination of education, training, and experience.

Special Requirement:
Must possess the ability to maintain confidentiality and handle sensitive information with discretion. Must be able to attend meetings outside of normal business hours as required. Must obtain MCPPO designation from the Office of the Inspector General within one (1) year of appointment, if applicable. Must possess a valid Massachusetts driver's license.

Knowledge, Ability and Skill:

Knowledge: Knowledge of municipal government operations, local, state, and federal laws and regulations, collective bargaining processes, labor relations, public finance, procurement requirements, and public records and open meeting laws. Knowledge of public communications, media relations, crisis communications, and strategic planning principles. Knowledge of facilities operations and project coordination within a municipal environment.

Ability: Ability to plan, organize, and coordinate complex initiatives across multiple City departments. Ability to exercise sound judgment, discretion, and confidentiality in sensitive matters. Ability to communicate effectively with elected officials, department heads, union representatives, contractors, community organizations, and the general public. Ability to prioritize competing demands in a fast-paced executive environment. Ability to interpret and implement Mayoral directives and policy objectives.

Skill: Strong organizational and time-management skills. Excellent written, verbal, and public presentation skills. Demonstrated skill in research, analysis, and report preparation. Proficiency in Microsoft Office applications, including Word, Excel, Outlook, and database systems; familiarity with municipal financial or ERP systems such as MUNIS is a plus. Skill in relationship-building, negotiation support, and interdepartmental coordination.

Physical Requirements:

The physical demands described here are representative of those that must be met by an employee to successfully perform the essential functions of this job. Reasonable accommodation may be made to enable individuals with disabilities to perform the essential functions.

While performing the duties of this job, the employee is required to sit; frequently required to communicate, talk and hear; occasionally must walk, and must be able to handle, or feel objects, tools, or controls. The employee seldom must lift and/or move objects weighing up to 10 pounds. Vision and hearing at or correctable to normal ranges to read documents and analyze data. This position requires the ability to operate a keyboard at efficient speed.

Selection Guidelines

Formal application, rating of education and experience; oral interview and reference checks; job related tests may be required. The duties listed above are intended only as illustrations of the various types of work that may be performed. The omission of specific statements of duties does not exclude them from the position if the work is similar, related or a logical assignment to the position.

(This job description does not constitute an employment agreement between the employer and employee and is subject to change by the employer as the needs of the employer and requirements of the job change.)

Employee Signature: _____

Printed Name: _____

Approved by Human Resources: _____ Date: _____

Approved by Department Head: _____ Date: _____

Approved by Mayor: _____ Date: _____

The City of Gardner is an EOE/AA employer: Pay Equity/Equal Opportunity/Americans with Disabilities Act Employer.

City of Gardner – ***Mayor's Office***
Mayor Michael J. Nicholson

Memorandum

To: City Council Finance Committee
From: Michael J. Nicholson, Mayor
Date: April 23, 2026
Subject: Chief of Staff Position – Follow up

Dear Finance Committee Members,

At the most recent Finance Committee meeting on April 14th, I submitted the proposed Chief of Staff job description along with the respective salary ordinance. Several comments and questions from Councilors arose during the initial discussion of this proposal which I have spoken to, in detail, below.

The position, title, and responsibilities of Chief of Staff is very common in Mayors' Offices throughout the Commonwealth**.** In Massachusetts, out of 47 Mayors' Offices, 31 have a Chief of Staff position. If you do not count Cambridge and Lowell (due to their unique forms of government) that is 31/45 who have Chief's of Staff—representing 68% of Mayors' Offices. The remaining offices have "one-off" positions that are equivalent to Chief of Staff under a different name (e.g. Chief Operating Officer, Chief of Operations, etc.). There are three Mayors' Offices who have no equivalent position. (See attached).

Chiefs of Staff generally act as senior-level project coordinators who assist the Mayor in a variety of areas. There is a clear distinction between Chief of Staff positions and the duties of the Mayor. The position is meant to strengthen the Mayor's oversight and increase the capacity over the projects and initiatives overseen by the City. A Chief of Staff is a senior-level support position for a Mayor—not a position with independent authority. Chiefs of Staff are given direction by the Mayor to carry out a specific function or project with the Mayor remaining the final decision maker in all cases.

General daily and monthly duties typically include (but not limited to):

- Interdepartmental/City project coordination
- Troubleshooting small to large, day-to-day operational issues across the organization
- Implementation of city-wide policies, procedures, and practices
- Provide day-to-day operational guidance to department heads and staff
- Assistance with the Annual Operating Budget, implementation of the Annual Capital Improvement Plan, and other high-level financial matters
- Advise on, assist with, and implement the Mayor's/City's strategic short-, medium-, and long-term priorities
- Serve as liaison with City Council, state/federal legislative delegation, and other state/federal contacts on a variety of issues
- Support labor relations, collective bargaining, hiring, and other personnel related matters

While Chiefs of Staff have general duties (as listed above), many are tailored for (or adapt to) the specific needs of the City/Town and organization. After five years as Mayor, I have an acute understanding of where our limitations and opportunities lie at an executive level. Based on my experience, as well as feedback from the City Council and department heads, the areas that would be specific to Gardner are the Waterford Community Center, Communications, Facilities Oversight, and Grant Management. I have addressed each of these in more detail below on how these specific, additional responsibilities would ensure operational efficiency and provide cost saving measures.

Waterford Community Center

- Provide a centralized point of contact for scheduling, tenant relations/issues, department questions/concerns, historical knowledge, maintenance oversight, and all other items
- Allow us to properly monetize the space while keeping within its original intent
- Adequately address deferred or emergency maintenance which can cost tens of thousands of dollars
- Properly plan, track progress, and update stakeholders and public on a regular basis
- Work to actively engage tenants, one-time special uses, and public to fully utilize the building
- Proactively engage vendors and contracts ensuring compliance with procurement laws and budgeting efficiently
- Manage contractors and provide oversight on obtaining quotes that are cost efficient and advantageous to the building and City
- Work to identify internal strategies or programs providing external assistance to defray operational costs such as maintenance, utilities, etc.

Communications

- Directly manage all communication channels including the City's website, social media pages, notification systems (text, call, email, etc.), City signage, press releases, and media relations
- Identify vendors and services that are both operationally and financially efficient for the resident and City, respectively
- Ensure a consistent and reliable message is being provided to residents and stakeholders across the organization on all communication channels
- Create marketing materials such as flyers, banners, brochures, and other advertisements internally, saving on costs to be designed by professional contractors

Facilities Oversight – As mentioned, this position will simply serve as the day-to-day oversight and coordinator for the current Facilities Maintenance Manager and facilities operations. The intent is to centralize oversight of facilities within the Mayor's Office to ensure smooth and efficient operations. All final decision-making authority is retained by the Mayor.

- Oversee the day-to-day operations of maintenance alongside the Maintenance Manager through weekly meetings, constant updates, and SOPs
- Manage the City's Building Maintenance annual operating budget ensuring it is being spent efficiently and in accordance with all applicable laws
- Assist the Mayor in the hiring and review of the Maintenance Manager and other maintenance personnel to ensure operational efficiency and consistency as well as overall compliance
- Provide the Mayor with weekly (and emergency) updates on all items relating to maintenance
- Creation of Standard Operating Procedures (SOPs) which provide operational efficiency and financial savings; ensuring we are being proactive over reactive

- Ensure that all building maintenance operations are performed and equipment is purchased in line with the long-term strategic needs and priorities of the City

Grant Management

- Facilities meeting with consultants to gather all necessary application materials required of the City
- Identify, monitor, and report on grant activities city-wide to stakeholders and public
- Work on the day-to-day operations with outside grant consultants ensuring the City receives its full scope of work within contract
- Ensuring scope of grants are being used/applied for in conjunction with other City funding to prevent duplication which minimizes grant impact and lessens usefulness of taxpayer dollars
- Compose an annual grant plan for the City that is aligned with strategic goals and priorities
- Directly assist with smaller grants outside the scope/capacity of departments or consultants
- Ensure all required reporting and compliance is done on time to prevent loss of grant funds

Combining the duties of Waterford Community Center, Communications, Facilities Oversight, and Grant Management allows the City to have one centralized coordinator rather than several new or existing positions that continue the operational fragmentation and miscommunication. While stipends and new positions are something to be considered to cover these many duties—such as a Waterford stipend, Communications Director, Grants Manager, or others—it would likely cost more than the adjusted salary request for this existing position. The goal and intent of this proposal is to be both operationally and financially efficient.

In addition to streamlining and improving internal efficiency, the new position and adjusted salary reflect the increased demands on Mayor's Office that come with a City growing as much as Gardner is currently. In the last hiring round for Executive Aide, we received no candidates with direct municipal experience—let alone management experience.

The additional duties, technical requirements, and higher level of responsibility assigned all fall in line with the adjusted salary. We have worked together on several job description adjustments to existing positions for similar reasons including the Economic Development and Finance Manager, Human Resources Manager, and others. It is important that the City find where efficiencies can be increased that assist the City in saving money in the long term and simply allow us to work better.

This proposal does not remove authority from the Mayor, rather it provides additional and clarified responsibilities to ensure the centralization of projects and operational efficiency. It is not my intention to change my current management style, decrease access to department heads or Councilors, or provide any mayoral authority to anyone other than myself. It is my belief that the Mayor should be directly involved in and aware of the day-to-day operations of the City and it will always remain that way as long as I serve.

In conclusion

We as a City, have worked together to constantly adapt and respond to the needs of not just the present—but the future. This proposal and position responds, in a fiscally and operationally responsible way, to several crucial needs we currently have now and will continue to have in the future.

The Waterford Community Center project is moving forward and will only continue to get more complex and demanding. This project, which we have all worked incredibly hard on, comes with

increased, sustained responsibilities and requires centralized oversight and management to continue its success. Communications is an ever changing and intricate responsibility which requires constant adaptation to reach residents where they are in the moment. It is a function that we cannot ignore and have a responsibility to our residents to handle in a 21st century fashion. Facilities will only continue to grow older and require more streamlined oversight. It is an area that needs to be brough back into the executive's office to ensure critical and sensitive duties, funding, and projects are handled correctly and proactively. Grants will remain a critical funding source in a community like Gardner as budgets get tighter. A centralized point person to help implement an area where details are crucial and planning is imperative is more important than ever.

Thank you for your consideration of this additional information. I welcome any additional questions you may have.

Respectfully,



Michael J. Nicholson
Mayor

CITY	Position Title
Agawam	Chief of Staff
Amesbury	Chief of Staff
Attleboro	Legal Specialist
Beverly	Chief of Staff
Boston	Chief of Staff (FORM A)
Braintree	Chief of Staff & Director of Operations
Brockton	Chief of Staff
Cambridge	N/A
Chicopee	Chief of Staff
Easthampton	No Equivalent
Everett	Executive Director of City Services
Fall River	Chief of Staff
Fitchburg	Chief of Staff
Framingham	Chief Operating Officer
Gardner	Executive Aide
Gloucester	Chief Administrative Officer
Greenfield	Chief of Staff
Haverhill	Chief of Staff
Holyoke	Mayor's Aide
Lawrence	Chief of Staff
Leominster	Mayoral Aide (2)
Lowell	N/A
Lynn	Chief of Staff
Malden	Administrative Officer
Marlborough	Chief of Staff
Medford	Chief of Staff
Melrose	Chief of Staff
Methuen	Chief of Staff
New Bedford	Chief of Staff
Newburyport	Chief of Staff
Newton	Chief of Staff / Chief of Operations
North Adams	No Equivalent
Northampton	Chief of Staff
Peabody	Chief of Staff
Pittsfield	Director of Administrative Services
Quincy	Chief of Staff / Director of Operations
Revere	Chief of Staff
Salem	Chief of Staff
Somerville	Chief of Staff
Springfield	Chief of Staff
Taunton	Chief of Staff
Waltham	Unknown
Westfield	No Equivalent
West Springfield	Chief of Operations
Weymouth	Chief of Staff
Woburn	Chief of Staff
Worcester	Chief of Staff (FORM E)

Title	Total	Notes
Chief of Staff	31	Represents 65% of ALL (47) Mayors' Offices
Legal Specialist	1	
Executive Aide	1	
Mayor's Aide	1	
Chief Operating Officer	1	
Chief Administrative Officer	1	
Administrative Officer	1	
Mayoral Aide	1	
Director of Administrative Services	1	
Chief of Operations	1	
Executive Director of City Services	1	
N/A	2	*Cambridge, Lowell*
No Equivalent	3	*North Adams, Westfield, Easthampton*
Unknown	1	*Waltham*

Total	47	All Mayors' Offices within the Commonwealth

45	Mayors' Offices (N/A Cambridge, Lowell)
31/45 = 68% of Mayors' Offices	

City of Gardner - ***Executive Department***

Mayor Michael J. Nicholson

April 10, 2026

Hon. George C. Tyros, Council President
And City Councilors
Gardner City Hall, Rm 121
95 Pleasant Street
Gardner, MA 01440

RE: An Ordinance to Amend the Attachment F of Chapter 8 of the Code of the City of Gardner, thereof entitled "Primary Non-Union Compensation Schedule"

Dear Mr. President and Councilors,

With the proposed job description for a new Chief of Staff position, I am attaching an ordinance proposal to add this position to the Non-Union Compensation Schedule should the job description process be approved.

Respectfully Submitted,

Michael J. Nicholson
Mayor, City of Gardner

New A

11816-A

AN ORDINANCE AMENDING ATTACHMENT F OF CHAPTER 8 OF THE CODE OF THE CITY OF GARDNER TO ADD THE POSITION OF CHIEF OF STAFF TO GROUP 2 OF THE PRIMARY NON-UNION COMPENSATION SCHEDULE, REMOVE THE POSITION OF EXECUTIVE AIDE, AND REPEAL CERTAIN PROVISIONS PART A

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

SECTION 1.

Group 2 of Attachment F of Chapter 8 of the Code of the City of Gardner, thereof entitled "Primary Non-Union Compensation Schedule," is hereby amended by adding the position of Chief of Staff and the attached compensation schedule.

SECTION 2.

The position entitled "Executive Aide" and its associated pay scale in Group 2 of Attachment F of Chapter 8 of the Code of the City of Gardner are hereby deleted in their entirety.

SECTION 3.

Sections 1 and 2 of this ordinance shall take effect August 1, 2026.

11816-A

AMENDED

	Group	Pay Grade	Starting Salary	Step 1	Step 2	Step 3	Step 4	Step 5	Step 6	Step 7
		Years of Service	Less than 1	1 Year	2 Years	4 Years	6 Years	8 Years	10 Years	12 Years
		% Increase		2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%
Direct and Supervisory Staff										
Chief of Staff	2		$ 70,000.00	$ 71,400.00	$ 72,828.00	$ 74,284.56	$ 75,770.25	$ 77,285.66	$ 78,831.37	$ 80,408.00

New B

11816 Part B

11816-B

AN ORDINANCE AMENDING ATTACHMENT F OF CHAPTER 8 OF THE CODE OF THE CITY OF GARDNER TO ADD THE POSITION OF CHIEF OF STAFF TO GROUP 2 OF THE PRIMARY NON-UNION COMPENSATION SCHEDULE, REMOVE THE POSITION OF EXECUTIVE AIDE, AND REPEAL CERTAIN PROVISIONS PART B

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

SECTION 1.

Section 3 of Ordinance No. 1692 titled "AN ORDINANCE TO AMEND THE CODE OF THE CITY OF GARDNER, CHAPTER 8, THEREOF ENTITLED PERSONNEL, TO AMEND THE ATTACHMENT E, THEREOF ENTITLED "NON-UNION COMPENSATION SCHEDULE" TO ADD THE POSITION OF "YOUTH CENTER DIRECTOR"" is hereby repealed.

Section 3 of Ordinance No. 1693 titled "AN ORDINANCE TO AMEND THE CODE OF THE CITY OF GARDNER, CHAPTER 8, THEREOF ENTITLED PERSONNEL, TO AMEND THE ATTACHMENT E, THEREOF ENTITLED "NON-UNION COMPENSATION SCHEDULE" TO ADD THE POSITION OF "ASSISTANT YOUTH CENTER DIRECTOR"" is hereby repealed.

SECTION 2.

Section 6 of Ordinance No. 1694 is hereby repealed.

SECTION 3.

Sections 1 and 2 of this ordinance shall take effect upon passage and publication as required by law.

City of Gardner - ***Executive Department***

Mayor Michael J. Nicholson

June 2, 2026

Hon. George C. Tyros, Council President
And City Councilors
Gardner City Hall, Rm 121
95 Pleasant Street
Gardner, MA 01440

RE: A Measure Adopting the City's Housing Production Plan

Dear Mr. President and Councilors,

As you may remember, in April of 2025, the City received a grant in the amount of $32,000.00 from the Planning Assistance Grant Program of the Commonwealth's Executive Office of Energy and Environmental Affairs to draft a Housing Production Plan for the City.

A Housing Production Plan (HPP) analyzes the City's housing issues and greatest a strategy guide for addressing these issues over the next five (5) years.

Under regulations issued by the Executive Office of Housing and Livable Communities (EOHLC), City Council approval is required for the adoption of a Housing Production Plan.

Respectfully Submitted,

Michael J. Nicholson
Mayor, City of Gardner

A MEASURE ACCEPTING THE CITY'S HOUSING PRODUCTION PLAN

VOTED:

That the City Council of the City of Gardner hereby accepts the attached document as the City's Housing Production Plan per all related sections and requirements of the General Laws of the Commonwealth and Code of Massachusetts Regulations.

CITY OF GARDNER, MA

HOUSING PRODUCTION PLAN

FINAL DRAFT

May 12, 2026

Submitted to:
City of Gardner, Massachusetts
95 Pleasant Street, Gardner, MA 01440

By:
Barrett Planning Group LLC
Hingham, Massachusetts

BARRETT
PLANNING GROUP LLC

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1. Introduction

What is a Housing Production Plan?

A Housing Production Plan (HPP) is a comprehensive analysis of a municipality's housing issues and a guide to strategies that will help address them. An HPP describes a community's housing needs using data from sources such as the U.S. Census Bureau, housing market reports, municipal records, and community interviews. Using this analysis of the supply and demand of affordable housing and potential barriers to further housing development, the HPP sets a series of qualitative and quantitative affordable housing goals, including a yearly affordable housing production goal. Based on these goals, the document must then lay out a plan for achieving them through a set of specific strategies.

While the HPP can consider many types of housing needs, its primary purpose is to help communities reach the threshold in Massachusetts General Laws (G.L.) Chapter 40B, §§ 20-23, of 10 percent of total year-round housing units being restricted as affordable for low-income households. "Low-income" in this context means a household with income at or below 80 percent of the region's Area Median Income (AMI), calculated by the U.S. Department of Housing and Urban Development (HUD). Whether a community has reached the 10 percent affordable housing threshold is determined by the Chapter 40B Subsidized Housing Inventory (SHI), a periodically updated list of all affordable units recognized by the Executive Office of Housing and Livable Communities (EOHLC). Housing included on the SHI must be safe and suitable for the size of the household living in it, in addition to meeting the deed restriction requirements.[1]

Plan Components

All Housing Production Plans must contain the following three elements, covering a time period of five years:

- **Comprehensive Housing Needs Assessment:** The comprehensive housing needs assessment is an analysis of the community's existing housing stock and demographics, future population and housing needs, as well as identification of development constraints and barriers that may hinder the development of affordable housing.
- **Affordable Housing Goals:** The affordable housing goals section of the Housing Production Plan identifies a numerical goal for annual housing production as well as goals for addressing the housing needs of the community and building a diverse housing supply with range of housing types, including rental and homeownership for families, individuals, persons with special needs, and seniors.

[1] EOHLC requires that SHI units have a use restriction recorded at the registry of deeds that restricts the unit to occupancy by households at 80 percent of AMI or below. The restriction must last at least 15 years for rehabilitated housing or 30 years for newly created housing, and may last in perpetuity.

- **Implementation Strategies:** A Housing Production Plan establishes a set of implementation strategies that describe how the community will achieve its housing production goals, as well as provide a timeframe for achieving the goals identified.

Why Have a Housing Production Plan?

Adopting an HPP not only helps a community to assess and plan for its long-term housing needs, but it also works as a vehicle for achieving "Safe Harbor" status from EOHLC. Communities with "Safe Harbor" status may impose conditions on, or outright deny, the issuance of a comprehensive permit. This results in more control over the type, location, and design of residential development while continuing to meet housing needs through HPP strategies. Note that meeting the state's 10 percent affordable minimum or achieving "Safe Harbor" does *not* mean that comprehensive permit applications can no longer be filed; the City simply has greater latitude to modify or deny applications.

As of September 2025, the City of Gardner has 1,341 affordable housing units listed on the Subsidized Housing Inventory (SHI), representing 14.39 percent of the 2020 Census total year-round housing units (9,358).[2] As a result of meeting the threshold for "Safe Harbor" status, the City has greater authority to deny Chapter 40B applications or comprehensive permits and thus has more flexibility and local control in its approach to addressing and resolving housing problems. Gardner is the only community in the Montachusett region that has already reached or exceeded the 10 percent affordable housing goal.

Provided the City takes a proactive approach to housing development, Gardner will continue to maintain this status for the foreseeable future. Over the next five years and beyond, one goal is for Gardner to create more affordable units to reinforce its SHI and demonstrate the City's commitment to increasing housing access to all community members. Seeking EOHLC certification for this HPP is one way to demonstrate that commitment. This is the City of Gardner's first Housing Production Plan.

While the "Safe Harbor" threshold is designed to ensure that all municipalities contribute their "fair share" of affordable housing across Massachusetts, meeting that benchmark does not necessarily reflect the full scope of local needs. Despite this accomplishment, there remains a considerable number of residents living in homes that exceed what they can reasonably afford, while many others who wish to move to Gardner may be priced out entirely. The gap between market-rate housing prices and what middle-income families can afford continues to widen. For low- to moderate-income residents, finding affordable housing is more a matter of luck than a choice.

[2] Massachusetts Executive Office of Housing and Livable Communities (EOHLC), "Chapter 40B Subsidized Housing Inventory (SHI) as of September 30, 2025," https://www.mass.gov/doc/subsidized-housing-inventory-2/download.

In addition to creating more rental housing specifically for low-, very low-, and extremely low-income households, the City should focus efforts on diversifying options across the board for middle-income residents, the workforce, people with disabilities, children, and more. Gardner will benefit from facilitating both income-restricted and more widely attainable market-rate homes.

2. Housing Needs Analysis

Key Findings

- Gardner has the highest number of units listed on the Subsidized Housing Inventory (SHI) compared to its surrounding communities.
- Gardner's housing stock is aging, with over half of residential structures built before 1960. Older housing stock introduces concerns and poses issues around condition, health, and safety.
- Housing is primarily clustered in downtown and West Gardner—historic areas of settlement and extending south of Route 2 into South Gardner; more recent developments, primarily single-family houses, are located in the northern and eastern sections of the city.
- Gardner's households tend to be smaller than those of Worcester County and the rest of the state, and they are living in older and lower-valued housing.
- Homelessness is a growing concern in the city, and Gardner has inadequate services and facilities to respond to the various needs of this population. Currently, there is no shelter in Gardner for homeless individuals.
- Gardner's population is aging and projected to decline over the next few decades.
- Gardner has relatively fewer high school graduates and lower levels of higher education than its surrounding areas.
- Household incomes in Gardner are noticeably lower than the averages in Worcester County and the Commonwealth, with lower income residents encompassing the majority of cost-burdened and severely cost-burdened residents.
- Households in Gardner tend to be 2.2 individuals in size on average, and the number of residents living alone is increasing.
- While a little over half of Gardner's households are owner-occupied, the city has the highest proportion of renter households amongst the surrounding communities, county, and state.
- While most of Gardner's residents stay within the county and Commonwealth when commuting to work, the majority are motorists who drive alone, and public transit use is negligible.

Population and Households

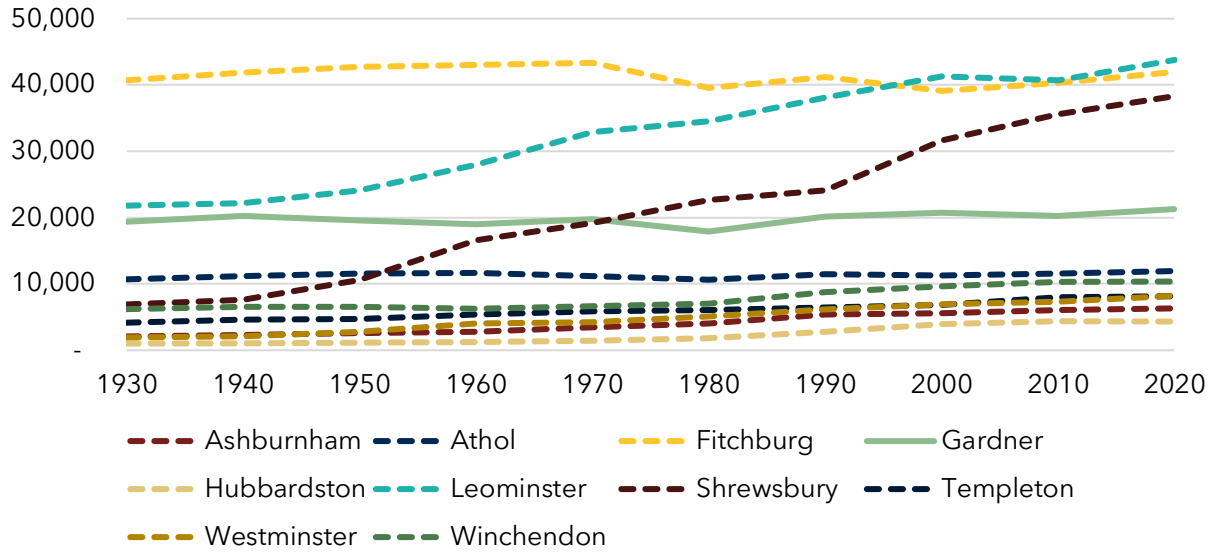
Population Characteristics

Population Change

With an estimated population of 21,381[3] residents in 2024, Gardner is one of the largest cities in north-central Massachusetts, behind Fitchburg (42,145) and Leominster (44,209).[4] Gardner's neighboring communities, Ashburnham, Hubbardston, Templeton, Westminster, and Winchendon, all have much smaller populations. As a result, the city serves as a regional hub for the surrounding communities, sharing municipal and community services with the Greater Gardner area (comprised of nine towns and 310 square miles).

Figure 2.1 Population Growth in Gardner and Surrounding Communities, 1930-2020

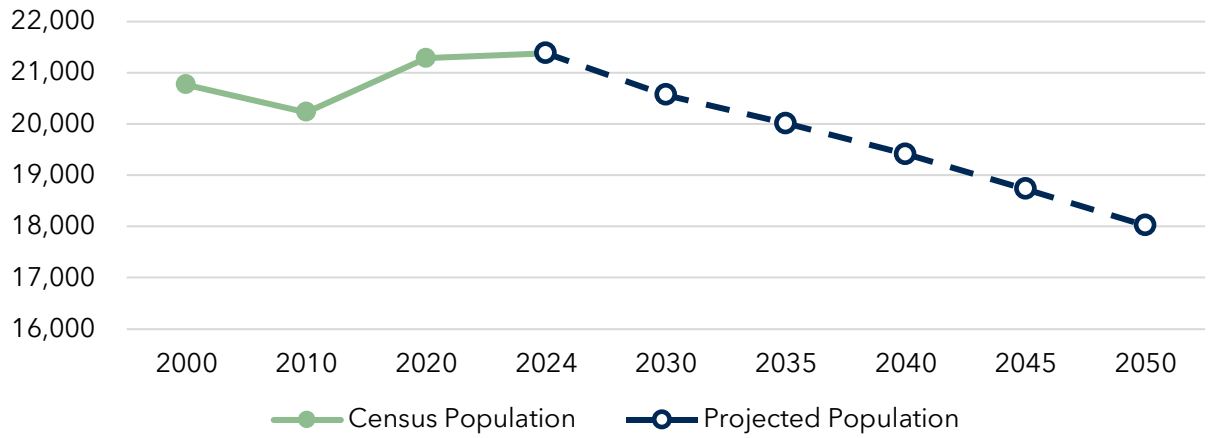
Source: U.S. Decennial Census (via Donahue Institute, UMass Amherst)



Gardner's population has been relatively stable since about 1930, hovering around approximately 20,000 residents (see Figure 2.1). The city experienced a modest 4.3 percent increase in population between 2014 and 2024, though this reflects a slower growth than both Worcester County (7.6 percent) and the state as a whole (5.8 percent).[5]

[3] Note: 2024 population estimates differ slightly from those displayed in Figure 2.1 as the figure uses population counts from the decennial census.
[4] "Gardner city, Massachusetts," QuickFacts, US Census Bureau, accessed February 2026, https://www.census.gov/quickfacts/fact/table/gardnercitymassachusetts/SBO050222; "Fitchburg city, Massachusetts," https://www.census.gov/quickfacts/fact/table/fitchburgcitymassachusetts/PST045224; "Leominster city, Massachusetts," https://www.census.gov/quickfacts/fact/table/leominstercitymassachusetts/PST045224.
[5] U.S. Census Bureau, American Community Survey, Five-Year Estimates, 2014-2024, Table B01003.

Figure 2.2. Population Projection in Gardner
Source: U.S. Census Bureau, Decennial Census 2000, 2010, and 2020 (Table DP1); UMDI, "Massachusetts Population Projections"



Moreover, the UMass Donahue Institute predicts that in the coming decades, Gardner will lose population, falling to 18,020 residents by 2050 (see Figure 2.2).[6] Updated in 2024, this data accounts for potential post-pandemic growth in outlying areas like Gardner, as workers with greater flexibility moved away from major urban centers such as Boston and Worcester.

Race and Ethnicity

Like most of its surrounding communities, Gardner's population is predominantly white.[7] Though the city's population is slightly more racially diverse than its neighbors', it is less diverse than both the county and state (see Table 2.1). The Multiracial population is the fastest-growing racial group in the city, having increased by over 400 percent from 2014 to 2024.[8] The city also has a notable Hispanic or Latino population, at 10.7 percent of residents. This community is predominantly of Puerto Rican origin.[9]

Table 2.1. Race and Ethnicity

	Gardner	Worcester County	Massachusetts
Not Hispanic or Latino	89.30%	86.30%	86.70%
White	77.6%	70.3%	66.6%
Black or African American	4.0%	4.8%	6.4%
American Indian and Alaska Native	0.1%	0.1%	0.1%
Asian	2.4%	5.3%	7.3%

[6] UMass Donahue Institute, Population Estimates Program, *V2024 Population Projections*, May 2024.
[7] U.S. Census Bureau, American Community Survey, Five-Year Estimates, 2014-2024, Table A04001.
[8] U.S. Census Bureau, American Community Survey, Five-Year Estimates, 2014-2024, Table A03001.
[9] U.S. Census Bureau, American Community Survey, Five-Year Estimates, 2014-2024, Table A04002.

Table 2.1. Race and Ethnicity

	Gardner	Worcester County	Massachusetts
Native Hawaiian and Other Pacific Islander	0.0%	0.0%	0.0%
Other Race	0.1%	1.1%	1.2%
Multiracial	5.0%	4.7%	5.1%
Hispanic or Latino, All Races	10.7%	13.7%	13.3%
Percent Minority	22.36%	29.70%	33.40%
Bold indicates Minority group			
Source: U.S. Census Bureau, American Community Survey Five-Year Estimates, 2020-2024, Table A03004.			

Language and Immigration

As of 2024, 86.1 percent of Gardner's population 5 years and over speaks only English. This is followed by Spanish speakers at 6.7 percent. Speakers of other Indo-European languages make up another 3.6 percent of the population, while all other languages make up the remaining 3.6 percent.[10] Limited language proficiency can be a barrier to accessing housing. About two percent of households in Gardner are "Limited English Speaking", a slightly higher share compared to surrounding communities. [11]

Approximately 1,670 residents, or just 8.0 percent of Gardner's population, in 2024 are foreign-born. The most common places of birth for foreign-born residents are Canada (31.3%), Laos (9.2%), Egypt (6.5%), the Dominican Republic (6.4%), and El Salvador (5.6%). Over half of the foreign-born population in Gardner immigrated to the United States before 1990, and in the last ten years, Gardner's foreign-born population has grown by only 3.3 percent.[12] Immigrants may need additional support in navigating the housing market and public services.

Age

Age is a significant factor in housing access, given the changing needs of residents as they age and the statutory protections of older adults as a protected class under the Fair Housing Act. Older adults are eligible for senior-specific subsidized housing after the age of 62, and assisted living after the age of 65.

Gardner's population is also older than both the county and the state. Over a third (36.3 percent) of the City's residents are over 55 compared to 31.2 percent for Worcester County and 31.4 percent

[10] U.S. Census Bureau, American Community Survey Five-Year Estimates, 2020-2024, Table S1601.
[11] U.S. Census Bureau, American Community Survey Five-Year Estimates, 2020-2024, Table C16001.
[12] U.S. Census Bureau, American Community Survey Five-Year Estimates, Tables A07001 and A10058.

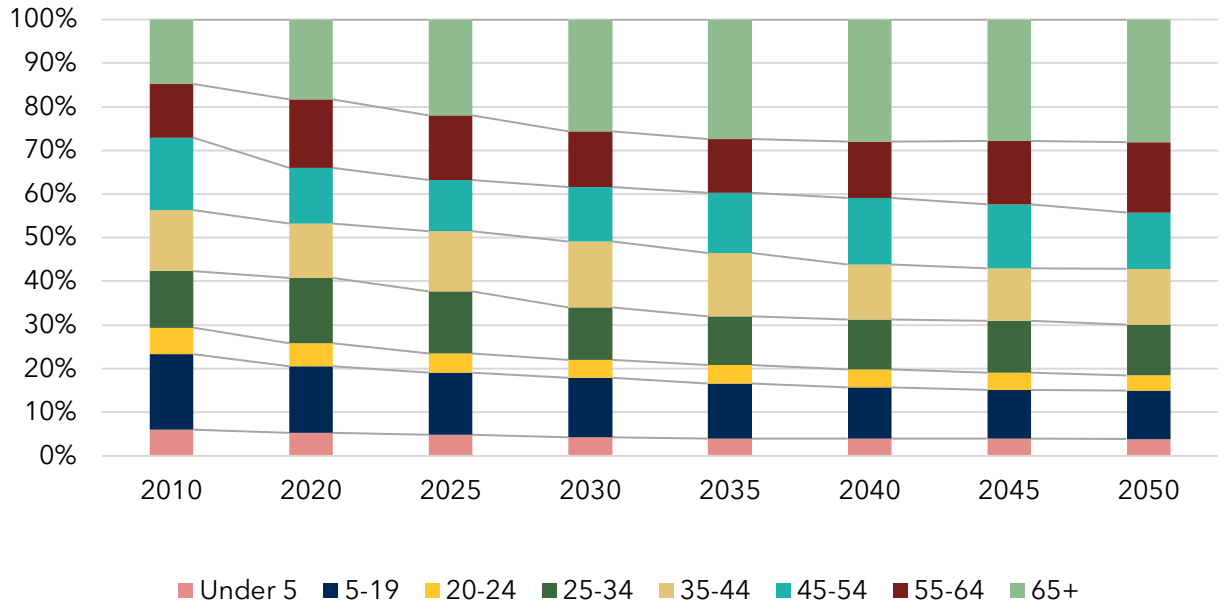
for Massachusetts.[13] The Gardner Housing Authority manages 261 housing units catered to the elderly and disabled.[14]

Table 2.2. Population Age Distribution

Age Group	Gardner	Worcester County	Massachusetts
Under 18	18.3%	20.6%	19.4%
18 to 24	6.2%	9.2%	9.8%
25 to 44	27.7%	26.1%	27.1%
45 to 64	28.3%	27.1%	25.9%
65 and over	19.6%	17.0%	17.9%
Median Age (years)	43.7	40.2	40.0
Source: U.S. Census Bureau, American Community Survey, Five-Year Estimates, 2020-2024, Tables A02002 and A01004.			

Since 2014, the city's median age has risen from 40.0 to 43.5, higher than both Worcester County (39.6 to 40.2) and the state as a whole (39.3 to 40.0).[15] By 2050, the only population age cohorts projected to grow are those over 65 years old; all other age cohorts are projected to lose population (Figure 2.3).[16]

Figure 2.3. Age Distribution and Projections in Gardner
Source: U.S. Census Bureau, Decennial Census 2000-2020 (Table DP1); UMDI, Massachusetts Population Projections



[13] U.S. Census Bureau, American Community Survey Five-Year Estimates, 2020-2024, Table B01001.
[14] Gardner Housing Authority, Annual Report, 2026.
[15] U.S. Census Bureau, American Community Survey Five-Year Estimates, 2020-2024. Table S0101.
[16] UMass Donahue Institute, 2024.

This may result in an overall population loss of about 3,000 residents from 2020 to 2050. Reflecting this data, the recent master planning process illuminated concerns about the limited number of housing options for seniors in Gardner.[17]

If these trends continue, the city will likely need different housing options to serve an aging, declining population: smaller units, accessible units that allow aging in place, units in housing that offer different levels of medical services, and units affordable to those on a fixed retirement income. To meet these changing needs, Gardner will need to modify existing housing stock or even introduce new types of housing. This will require more specific, targeted development of units rather than simply building more housing overall.

Veteran Status

Veterans comprise seven percent of Gardner's population 18 years and over. A little over half of veterans are 65 or older (58.6 percent), with the remaining 46.3 percent between 18 and 64.[18] This proportion of elderly veterans is similar to that of the state as a whole, though slightly higher than Worcester County.

Montachusett Veterans Outreach Center (MVOC) provides dedicated housing for veterans. MVOC manages fifty-six units of permanent and transitional housing in Gardner and Winchendon, including a shelter, all of which are restricted to veterans.[19] To address some of this need, the organization recently began rehabilitating two former elementary schools in Winchendon into forty-four low-income one-bedroom apartments.[20] In conversation, the Executive Director noted that the organization does not currently maintain a waitlist as the need for veterans' housing is so great that the waitlist would be very long.[21] Over the past three years, MVOC's units have been filled at all times. As MVOC has a shelter, they can direct veterans in need there and then work with them on more permanent housing options.

Disability

There were 3,852 estimated residents with a disability in Gardner, representing 19.2 percent of the city's civilian population in 2024. The share of residents with a disability is higher than in both Worcester County (13.4 percent) and the Commonwealth (12.3 percent).[22] Among older adults,

[17] Michael Ellis (Senior Center Director, City of Gardner, MA) and Susan Avallone (Board of Health member, City of Gardner, MA), interview by Jennifer Doherty and Adam Duchesneau, Monday, May 5, 2025.
[18] U.S. Census Bureau, American Community Survey Five-Year Estimates, 2020-2024, Table S2101.
[19] Stephanie Marchetti, "2025 Annual Report," Montachusett Veterans Outreach Center, Inc, https://www.veterans-outreach.org/wp-content/uploads/2025/08/Annual-Report-FY25.pdf, 7.
[20] Marchetti, "2024 Annual Report," 11.
[21] Stephanie Marchetti (Executive Director, Montachusett Veterans Outreach Center), conversation with Lily Kramer, June 24, 2025.
[22] U.S. Census Bureau, American Community Survey Five-Year Estimates, 2020-2024, Table S1810 .

about a third of residents 65 years or over have a disability. Table 2.3 shows the different types of disability present in Gardner's population.

Table 2.3. Population distribution by Disability Type

Type of Disability	Percent of Population with a Disability	Percent of Total Population
Hearing Difficulty	28.76%	5.53%
Vision Difficulty	6.46%	1.24%
Cognitive Difficulty	44.91%	8.64%
Ambulatory Difficulty	38.58%	7.42%
Self-Care Difficulty	12.93%	2.49%
Independent Living Difficulty	36.34%	6.99%
Source: U.S. Census Bureau, American Community Survey Five-Year Estimates 2020-2024, Table S1810		

Geographic Mobility

Looking at tenure of households, 92.3 percent of the renter population and 91.2 percent of the homeowner population in Gardner have lived in the same unit for the past year. These shares are higher than in comparison communities, the county, and the state overall.

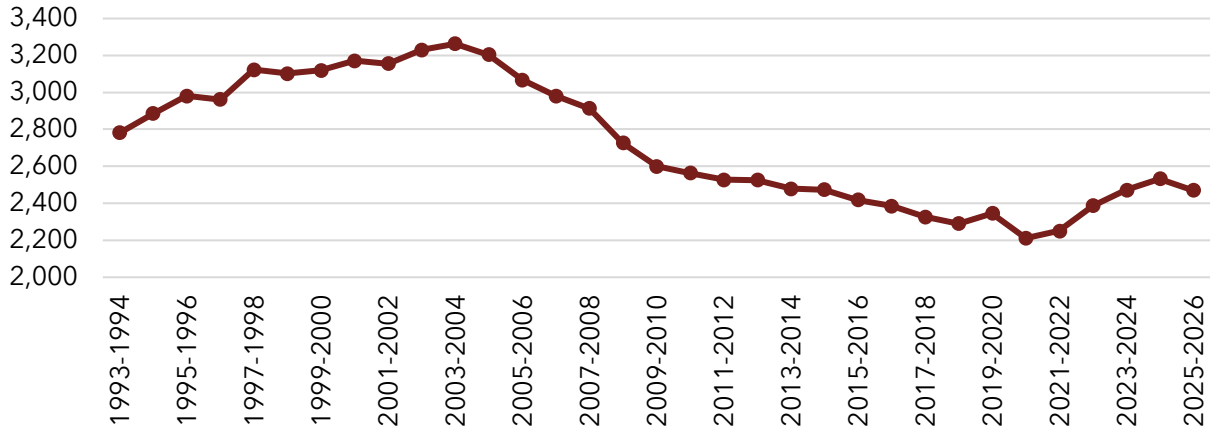
Educational Attainment

Education levels in a community reflect the economic competitiveness of a locality in attaining certain types of employment, as well as household incomes. Of the population 25 years and over in Gardner, 87.0 percent have received at least a high school diploma or GED.[23] However, Gardner's population has a slightly lower level of educational attainment than that of the county or state as a whole: just 23 percent of Gardner residents have at least a bachelor's degree, compared to 39 percent of Worcester County residents and 47 percent of Massachusetts residents. The highest proportion of residents in Gardner, 34 percent, have only a high school diploma or GED. Correspondingly, Gardner residents' earnings are slightly below those of the county and state.

Enrollment data from Gardner's school district shows that enrollment in Gardner Public Schools was steadily declining prior to 2019. Post-COVID-19 pandemic, district enrollments increased year over year before slightly declining again for the 2026-2027 school year (Figure 2.4). In 2025, the graduation rate in Gardner was 87.8 percent.[24] About 60 percent of students enrolled in 2026 are low-income, and 71 percent are deemed "high need."[25]

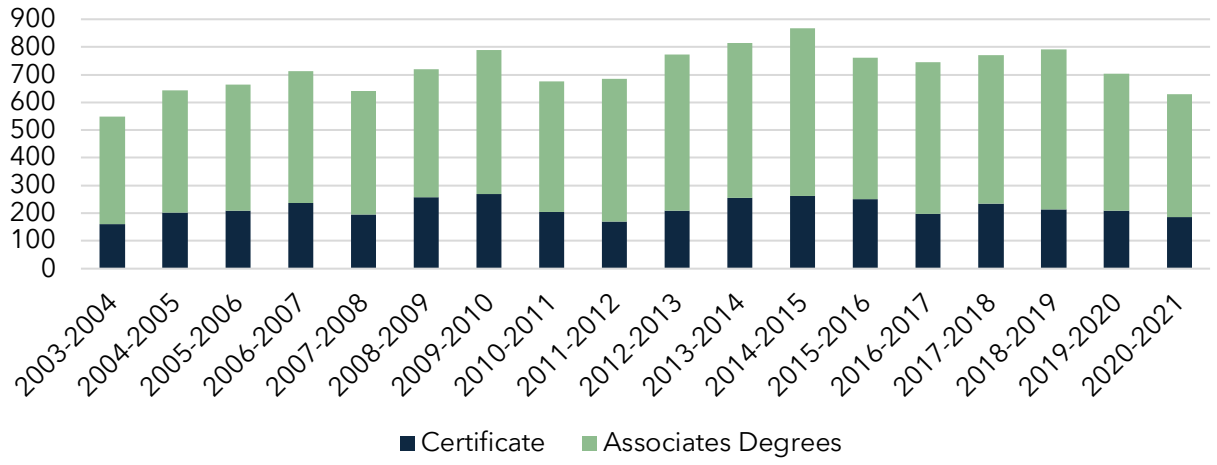
[23] U.S. Census Bureau, American Community Survey Five-Year Estimates, 2020-2024, Table B15003.
[24] Massachusetts Department of Elementary & Secondary Education, 2025 Graduation Rates (District) for All Students 4-Year Graduation Rate, Updated March 5, 2026.
[25] Massachusetts Department of Elementary & Secondary Education, Enrollment: Grade, Race/Ethnicity, Gender, and Selected Populations, 1994-2026.

Figure 2.4. Gardner School District Enrollment By Year
Source: Massachusetts Department of Elementary & Secondary Education, 1993-2026



Beyond high school, Gardner is also home to Mount Wachusett Community College. Mount Wachusett Community College is an accredited, public, two-year college serving 29 cities and towns in north central Massachusetts. The college offers over 70 associate degree and certificate programs, adult education/HiSET programs, education and training for business and industry, and noncredit community service programs. According to the FY26-27 Strategic Plan, there were 3,156 credit students enrolled in the 2020-2021 school year. Figure 2.5 illustrates the number of certificate and associates degrees earned over the last two decades.

Figure 2.5. Degrees Earned at Mount Wachusett Community College
Source: Mount Wachusett Community College, FY26-27 Strategic Plan.



Household Characteristics

Household Population

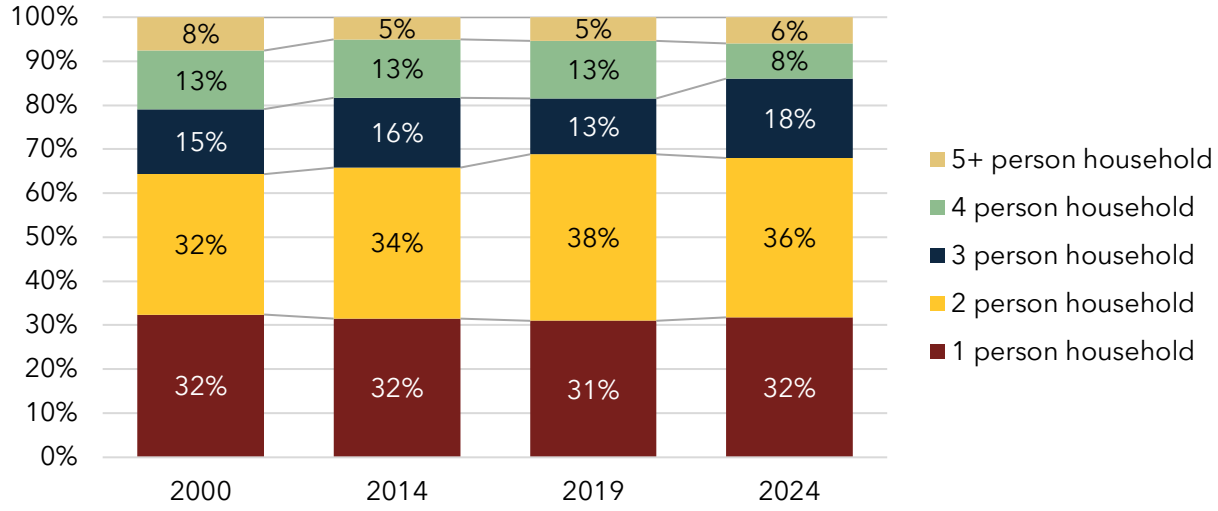
There are 8,940 households that reside in Gardner, according to the ACS 2024 estimates. Between 2014 and 2024, the number of households in the city increased by approximately 10 percent.[26] In comparison, population growth during the same period was just 4.3 percent. Factors likely include household size shrinking over these ten years and the city's aging population, leading to smaller households.

Household Size and Type

The average household size in Gardner is 2.2, slightly smaller than the county and Massachusetts. Renter households tend to be even smaller, at an average size of 1.7.[27] Although the city saw more households during this period, they were often smaller, with the number of one-, two-, and three-person households growing. If the population continues to age, the city will need more smaller housing units of only one or two bedrooms, rather than larger three-plus bedroom houses. This is evident from between 2014 and 2024, the number of households with four to six residents decreased by 34 percent. However, the number of households with seven or more residents drastically increased during the same period, from 5 to 134. This could indicate households doubling up, potentially an indicator of housing stress, or an increase in multigenerational households.

Figure 2.6. Household Sizes in Gardner

Source: U.S. Census Bureau, American Community Survey Five-Year Estimates, Table A10024.



In 2024, two-person households continue to be the largest category at 36 percent of all households. However, as more residents live alone, the proportion of one-person households continues to rise. Compared to surrounding communities, Gardner has a high percentage of single-person

[26] U.S. Census Bureau, American Community Survey Five-Year Estimates, 2020-2024, Table A10008.
[27] U.S. Census Bureau, American Community Survey Five-Year Estimates, 2020-2024, Table A10003.

households, at 32 percent. While this is slightly higher than the average for Worcester County and Massachusetts, both Fitchburg and Leominster have similar proportions of single-person households at 31 and 32 percent, respectively.

Table 2.4. Household Sizes by Tenure

Household Size	Renter Occupied		Owner Occupied	
	Count	Percent	Count	Percent
1-person household	1,964	53.4%	885	16.8%
2-person household	995	27.1%	2,230	42.4%
3-person household	561	15.3%	1,057	20.1%
4-person household	142	3.9%	568	10.8%
5+ person household	15	0.4%	523	9.9%
TOTAL	3,677	100.0%	5,263	100.0%

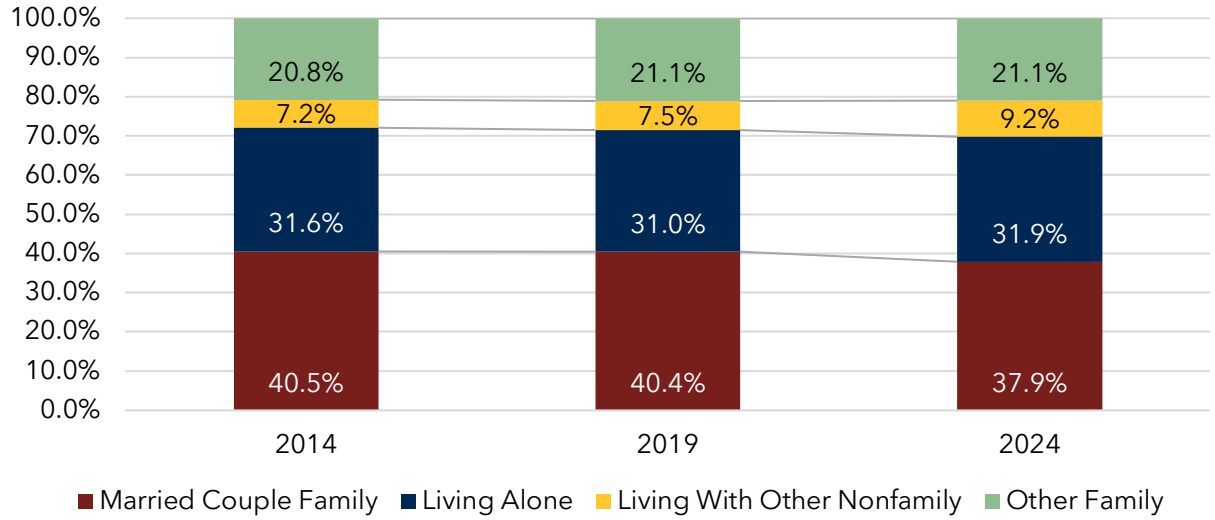
Source: U.S. Census Bureau, American Community Survey Five-Year Estimates, 2020-2024, Table B25009

Among renters, however, Gardner has the highest percentage of one-person households at 53 percent, compared to these same geographies (see Table 2.4). In contrast, just 17 percent of homeowners are living alone, and 42 percent of owner households have two occupants. As expected, owner households typically have more people living together than renter households.

Family households account for an estimated 5,271 (59 percent) of Gardner households. This includes 3,389 married-couple families and 1,882 "other" families. Of the roughly 3,669 nonfamily households, the majority live alone (78 percent) and skew towards being over 34 years of age. This

Figure 2.6. Household Types in Gardner

Source: U.S. Census Bureau, American Community Survey Five-Year Estimates, Table A10025.



roughly mirrors the proportions found across Worcester County and the Commonwealth. Over the

last ten years, while the mix of household types in Gardner has not changed significantly, the proportion of residents living alone has risen, and the share of married-couple families has declined. This may partly explain the shrinking household sizes from 2014 to 2024.

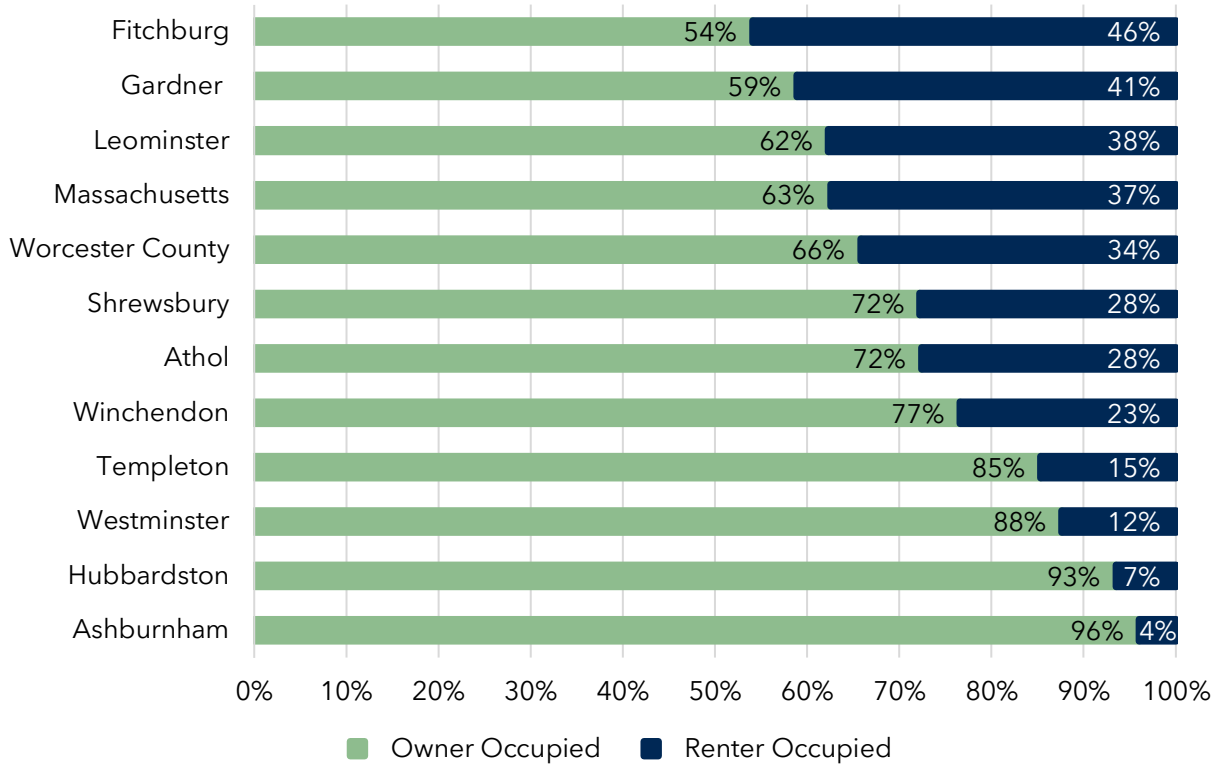
Tenure

Most Gardner households are owner-occupied (59 percent), and the remainder of households are renters (41 percent). This, however, varies considerably across Gardner. Units in East Gardner (69 percent), West Gardner (79 percent), and South Gardner (74 percent) are overwhelmingly owner-occupied, whereas the two census tracts encompassing Downtown Gardner are composed of a majority of renters (86 percent and 65 percent).

Gardner's tenure mix is most similar to that of the other cities in the region: Fitchburg and Leominster. Most of the surrounding communities have higher proportions of owner-occupancy (see Figure 2.7). Gardner also has a higher proportion of renters compared to Worcester County and Massachusetts as a whole.

Household Income

Figure 2.7. Household Tenure
Source: U.S. Census Bureau, American Community Survey Five-Year Estimates, -Year Estimates 2020-2024 (Table B25003)



Incomes of Gardner households have not kept pace with those of Worcester County and Massachusetts. The median household income in Gardner is $67,518 (Table 2.5). This is significantly lower than the median household incomes in Worcester County ($95,939), and Massachusetts ($103,960).[28] It is also the lowest among the other comparison communities.

While median *family* incomes are higher, at $80,168, there is an even greater gap compared to the county and the Commonwealth. Additionally, there is a significant gap of over $50,000 in the difference in median incomes of renters and owners in Gardner. Among Gardner's population under 18, 20.3 percent are living in poverty, a high figure compared to Worcester County and Massachusetts. About one-fifth of households, or 2,206, receive retirement income in Gardner.[29]

Table 2.5. Median Income by Household Type and Tenure

Household Type	Gardner	Worcester County	Massachusetts
Median Household Income	$67,518	$95,939	$103,960
Median Family Income	$80,168	$119,408	$131,675
Median Non-Family Household Income	$44,747	$53,647	$61,123
Tenure			
Owner Household	$96,033	$126,351	$135,402
Renter Household	$43,076	$52,395	$60,987
Source: U.S. Census Bureau, American Community Survey Five-Year Estimates, Tables B19013, 19113, B19202, B25119.			

For purposes of determining eligibility for various federal housing programs, HUD calculates the area median income (AMI) and related income limits for larger geographic regions known as Fair Market Rent (FMR) Areas. Gardner is included in the "Fitchburg-Leominster MA HUD Metro FMR Area," which includes many of the surrounding towns in northern Worcester County. An estimated 63 percent of Gardner households fall below the regional median income for their household size, and 52 percent are considered "low or moderate income"– meaning their incomes are at or below 80 percent of the area median income (80 percent AMI), the threshold for many affordable housing programs.[30] Table 2.6 displays the HUD 2025 Income Limits that apply to Gardner and other communities within the Fitchburg-Leominster FMR Area.[31]

[28] U.S. Census Bureau, American Community Survey Five-Year Estimates, Table B03002.
[29] U.S. Census Bureau, American Community Survey Five-Year Estimates, 2014-2024, Table B19059.
[30] "Comprehensive Affordability Housing Strategy (CHAS)," U.S. Department of Housing and Urban Development, 2018-2022 (most recent year available for this dataset).
[31] "Income Limits," U.S. Department of Housing and Urban Development, accessed February 2026, https://www.huduser.gov/portal/datasets/il.html.

Table 2.6. Federal FY 2025 Fitchburg-Leominster, MA HUD Metro FMR Area Income Limits

	Persons in Family			
Income	**1**	**2**	**3**	**4***
Extremely Low (30%) Income	$26,200	$29,950	$33,700	$37,400
Very Low (50%) Income	$43,650	$49,900	$56,150	$62,350
Low (80%) Income	$69,850	$79,800	$89,800	$99,750

Source: U.S. Department of Housing and Urban Development, "Income Limits"
**For context, in 2014 and 2024, less than ten percent of households in Gardner had more than four residents.*

Housing Instability and Homelessness

Eviction Filings

The Massachusetts Housing Partnership (MHP) publishes a Housing Stability Monitor that tracks evictions and foreclosures throughout the state. While these numbers are based on filings rather than outcomes, they still provide insight as to the number of renter households potentially facing eviction in a given calendar year. In the six-month period from January 2025 to June 2025, there were 101 eviction filings in Gardner, resulting in a rate of 26.21 filings per one thousand renter households. This rate per one thousand renter households is higher than both the county average (17.74) and the state average (16.96).[32]

Foreclosures

Gardner's foreclosure petition rate during the same period (0.59 foreclosure petitions per one-thousand owner-households) is below average for the Commonwealth (1.13 foreclosure petitions per 1,000 owner-households). This is generally much lower than the surrounding communities as well.[33]

Between 2007 and 2024, there were 492 foreclosure petitions filed on Gardner households (representing approximately 3 percent of the petitions county-wide during this time) and 582 sales (representing 4 percent of foreclosure sales countywide).[34]

Homelessness

Gardner falls under the Worcester City and County Continuum of Care (CoC) MA-506, which is one of the twelve Continuums of Care (CoCs) in Massachusetts. A CoC is a regional or local planning body that coordinates housing and services funding for homeless families and individuals. CoCs

[32] Massachusetts Housing Partnership (MHP), "Housing Stability Monitor," August 26, 2025, https://www.mhp.net/news/2025/housing-stability-monitor.
[33] Massachusetts Housing Partnership (MHP), "Housing Stability Monitor," August 26, 2025, https://www.mhp.net/news/2025/housing-stability-monitor.
[34] Massachusetts Executive Office of Economic Development (EOED), "Foreclosure Trends Reports," accessed October 2024 at https://www.mass.gov/info-details/foreclosure-trends-reports#2023-interactive-foreclosure-trends-dashboard-.

are responsible for conducting an annual count of homeless persons (known as a Point in Time count, or PIT count) on a single night of the year and reporting to HUD.

For the 2024 PIT count, the Worcester City and County CoC reported 1,927 homeless persons, 142 of whom were unsheltered adults. Of the 1,785 sheltered homeless persons, 1,323 were in households with children, and the remaining 462 were adults in adult-only households.[35] Most of the sheltered individuals were in an emergency shelter. PIT counts are notoriously limited in the information they provide because they are a one-night snapshot, and unsheltered homelessness is difficult to capture in the winter when the PIT is conducted nationwide. Since 2021, the Worcester City and County Coc have seen increases in the homeless population, particularly unsheltered homelessness.[36]

Gardner does not currently have a shelter space open to the public. The Montachusett Veterans Outreach Center (MVOC) operates a shelter specifically for veterans, and in 2023, the Commonwealth opened a family shelter at the Super 8 Hotel in the city as part of larger emergency shelter efforts across the state. However, as of summer 2025, the shelter was closed, and the organization Making Opportunities Count (MOC) has been working with the families remaining in the space. The city has some substance use-related housing, and shelters dedicated to veterans, but no general overnight emergency shelter. Staff must direct those in need to cities further away, such as Worcester, Springfield, Brockton, and Boston, with no guarantee of finding shelter there either. During the recent master planning process, both City staff and residents noted increasingly visible homelessness around the city, including encampments in the woods that are often difficult for social service organizations to reach. The lack of shelter space and other temporary housing options in the city means there are very few safety nets for residents.

Transportation Access

Like many municipalities in the Montachusett region, Gardner residents rely heavily on automobile travel as their primary mode of transportation. Commuting patterns in Gardner reflect the city's car dependency: almost 80 percent of Gardner's workers over the age of 16 drive to work and only two percent use public transportation.[37]

The Montachusett Regional Transit Authority (MART) provides regional and local transit services in Gardner. MART offers fare-free fixed-route bus service throughout Gardner and to adjacent communities such as Athol, Templeton, and Phillipston. In addition to scheduled service, MART offers dial-a-ride and door-to-door transportation for elderly and disabled residents. Gardner is

[35] U.S. Department of Housing and Urban Development, 2024 PIT Count, MA-506, via HUD Exchange.
[36] Massachusetts Housing Partnership (MHP), "Housing Stability Monitor," August 26, 2025, https://www.mhp.net/news/2025/housing-stability-monitor.
[37] U.S. Census Bureau, American Community Survey Five-Year Estimates, 2014-2024, Tables A09005 and S0802.

also indirectly served by intercity bus providers, including Peter Pan and Greyhound, which have stops in Leominster, enabling travel to cities such as Worcester, Boston, Hartford, and New York. Although commuter rail service to Gardner was discontinued in 1987, residents can still access the Massachusetts Bay Transportation Authority (MBTA) commuter rail via the Wachusett Station in Fitchburg, with connecting MART and Greyhound bus services.

Housing Characteristics

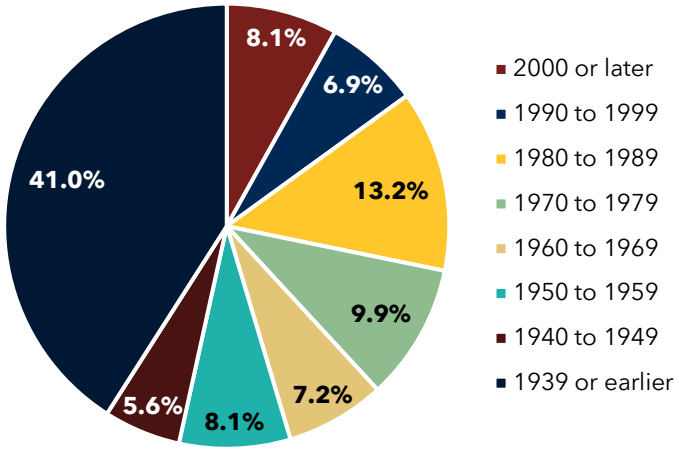
Housing Profile

In 2024, Gardner had an estimated 9,488 housing units.[38] This represents a net increase of just 328 units, or a 4 percent growth rate, over the previous ten years. Notably, though, the number of households grew 9.9 percent within the same period, suggesting that housing need may be outpacing housing production. The City's Building Department granted an average of 4.5 residential building permits per year between 2019 and 2024.[39]

Housing Age and Typology

The age of the town's housing stock illustrates patterns of development over time in addition to its structural qualities and architectural characteristics (see Map 1). Over half of Gardner's housing stock, or 54.6 percent, was built before 1960, and only 8.1 percent was built in 2000 or later (Figure 2.8). Units constructed in 1939 or earlier make up the largest proportion of the current stock at 41.0 percent.

Figure 2.8. Age of Housing Stock
Source: U.S. Census Bureau, American Community Survey Five-Year Estimates, 2020-2024, Table B25034



As with population age, the age of the housing stock comes with its own issues. Older housing units need regular repairs to maintain livability; at the same time, increasing construction costs can hamper lower-income property owners' ability to make these necessary repairs. In interviews with Board of Health staff, it was stated that they are increasingly working on housing issues.[40] Even when the City sends out violation notices, staff have little capacity to follow up, either through criminal fines, undertaking the work through the City's nuisance ordinance (Chapter 500 of the City's General Ordinances), or by

[38] U.S. Census Bureau. American Community Survey Five-Year Estimates, 2014-2024, Table B25002.
[39] City of Gardner, Building Department, Permit Summary Information received June 3, 2025.
[40] Michah Blondeau (Director of Public Health, City of Gardner, MA) and Angela DiPrima (Assistant Director of Public Health, City of Gardner, MA), interview by Jennifer Doherty and Adam Duchesneau, May 5, 2025.

working with the Attorney General's Neighborhood Renewal Initiative. Although the City previously dedicated CDBG funds towards housing rehabilitation work, it has not done so for several years, removing a source of funding for private property owners looking to make repairs.

Representative of the higher number of renters in Gardner compared to surrounding communities, the city has fewer single-family detached houses and a higher number of small (two- to nine-unit) multi-family dwellings than the rest of Worcester County and Massachusetts.

Table 2.7. Housing Types in Gardner

	Gardner		Worcester County		Massachusetts	
Total Housing Units	9,487		353,405		3,014,657	
1 Unit:	4,800	50.6%	223,368	63.2%	1,725,086	57.2%
1, Detached	4,503	47.5%	201,388	57.0%	1,550,002	51.4%
1, Attached	297	3.1%	21,980	6.2%	175,084	5.8%
2	1,006	10.6%	26,731	7.6%	283,336	9.4%
3 or 4	1,259	13.3%	41,751	11.8%	320,710	10.6%
5 to 9	601	6.3%	18,542	5.2%	172,273	5.7%
10 to 19	368	3.9%	13,389	3.8%	128,312	4.3%
20 to 49	591	6.2%	11,422	3.2%	134,009	4.4%
50 or More	723	7.6%	15,481	4.4%	226,169	7.5%
Mobile Home	130	1.4%	2,642	0.7%	23,618	0.8%
Boat, RV, Van, etc.	9	0.1%	79	0.0%	1,144	0.0%

Source: U.S. Census Bureau. American Community Survey Five-Year Estimates, 2020-2024, Table DP04.

Cost of Housing

Compared to Worcester County and Massachusetts, Gardner offers a relatively more attainably priced housing market. Over the past twelve months, publicly listed rents in Gardner regularly averaged a few hundred dollars lower than Worcester County as a whole. Likewise, purchase prices for both single-family homes and condominiums trend lower in Gardner, which aligns with the generally lower median values for owner-occupied housing.

Housing Sale Prices

In communities across the United States, home prices soared during the COVID-19 pandemic, and Gardner is no exception to this trend. Sales prices in Gardner have steadily increased, particularly since 2020, in association with a general decrease in the number of sales. In 2025, the median single-family home price was $380,000, based on 76 sales. Table 2.8 below tracks median sale prices and sales volume statistics for Gardner over the last decade. However, while increasing steadily year after year, both single-family home and condo prices are much lower compared to Worcester County and the state (Figures 2.9 and 2.10).

Table 2.8. Recent Sales Trends in Gardner: Median Sale Price, 2015 - 2025

Year	Single-Family Median	% Change	# of Sales	Condo Median	% Change	# of Sales
2025	$380,000	4.97%	76	$253,500	2.87%	34
2024	$362,000	8.06%	172	$261,000	17.83%	24
2023	$335,000	6.35%	169	$221,500	18.93%	32
2022	$315,000	10.53%	221	$186,250	6.13%	34
2021	$285,000	17.53%	251	$175,500	10.38%	36
2020	$242,500	12.14%	247	$159,000	9.66%	27
2019	$216,250	8.13%	238	$145,000	13.73%	27
2018	$200,000	12.68%	247	$127,500	32.19%	33
2017	$177,500	7.55%	262	$96,450	20.41%	34
2016	$165,033	0.02%	230	$80,100	6.80%	19
2015	$165,000	5.77%	188	$75,000	-27.18%	19

Source: Banker & Tradesman, "Town Stats," Gardner Median Sales Price - Year to Date, accessed February 2026

Figure 2.9. Median Single-Family Home Sales Prices, 2000-2025
Source: Banker & Tradesman, Town Stats

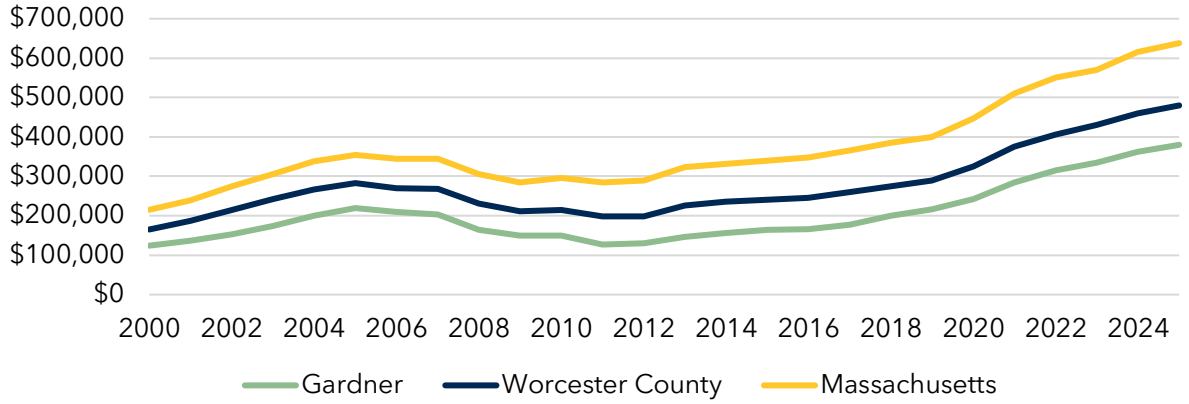
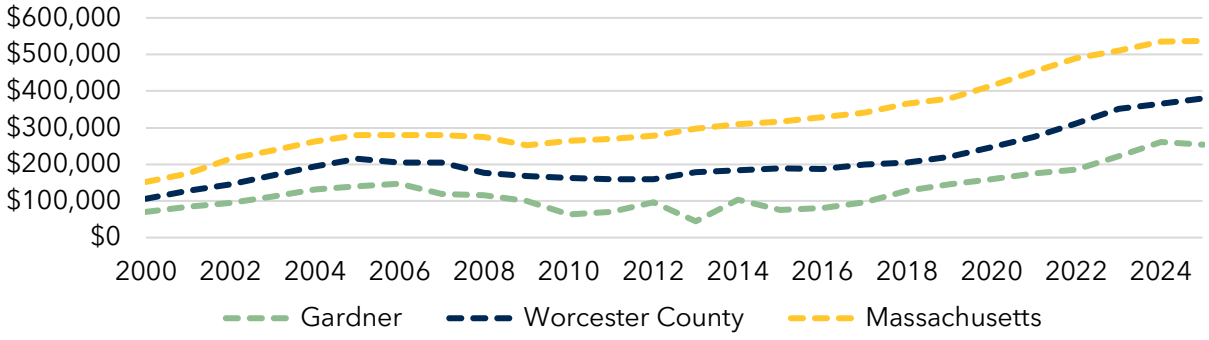


Figure 2.10. Median Condominium Sales Prices, 2000-2025
Source: Banker & Tradesman, Town Stats



Market Rents

The U.S. Department of Housing and Urban Development (HUD) sets annual FMRs by bedroom count to set payment standards for the Section 8 Housing Choice Voucher (HCV) program. This ensures that landlords renting to voucher holders receive rent payments appropriate for the regional market. Table 2.9 compares the FMRs for Gardner to the average and median rents for rental listings. In general, both average and median rents are less than the FMRs for all unit types.

As of February 2026, the average rent in Gardner is $1,166 per month for a one-bedroom unit. For comparison, this is 28 percent lower than the national average rent of $1,627 per month, making renting in Gardner more affordable than most cities in the US. In Gardner, renters can expect to pay around $2,000 for a studio, $1,200 for a one-bedroom, $1,400 for a two-bedroom, and $1,800 for a three-bedroom.

Table 2.9. Gardner Rent Trends

	Fitchburg-Leominster Metro Area Fair Market Rent (FY2026)	Market Rents, Feb. 2026		Gardner Rent Survey, Past 48 Months*	
Unit Type		Average Rent	Average sq. ft.	Median Rent	Sample Size
Studio	$1,206	$1,985**	599	N/A	N/A
One-bedroom	$1,410	$1,166	542	$1,200	33
Two-bedroom	$1,749	$1,395	993	$1,600	27
Three-bedroom	$2,247	$1,856	1340	$1,750	24
Four-bedroom	$2,637	N/A	N/A	N/A	N/A

**Due to the small number of rentals in the period searched, information for studios and four-bedroom units was not available for Gardner*

***May be an outlier.*

Sources: HUD; Apartments.com; Rentometer

Of Gardner's 9,488 housing units, 548 or 5.8 percent were vacant in 2024.[41] Of the vacant units, 6.8 percent were for rent, 7.3 percent were for sale, and 85.9 percent were "other" vacant. Vacancy rates between five and ten percent are considered a sustainable level for a community, providing opportunities to move as needed, without an excessive number of vacant units. The number of housing units grew by 3.6 percent (328 units) over the previous ten years, with the overall vacancy rate shrinking by 46.7 percent (480 units), suggesting there has been active work in the city since 2014 to add new units, bring vacant units back into use, or demolish vacant properties.

Furthermore, the vacancy rate varies for different types of housing. The ACS estimates that 1.5 percent of single-family homes, 39.3 percent of units in three- to four-unit buildings, and 24.1

[41] U.S. Census Bureau, American Community Survey Five-Year Estimates, 2013-2023, Table B25002.

percent of units in ten-or-more-unit buildings are unoccupied.[42] While there is still a good level of vacancy in the community, the City will want to make sure the addition of new units is keeping pace with the needs of the city's households.

Construction Trends

Housing is primarily clustered in downtown and West Gardner—historic areas of settlement—and extending south of Route 2 into South Gardner; more recent developments, primarily single-family houses, are located in the northern and eastern sections of the city (see Map 2).

The age and value of Gardner's housing stock is a result of the city's development patterns, with a boom in the late nineteenth and early twentieth century and limited development through the end of the twentieth century. Planning Board decisions over the last several years include only one new housing development: the rehabilitation of 32-52 Parker Street. In early 2025, the City approved its first new subdivision in over ten years. At the Zoning Board of Appeals (ZBA), there were more decisions in the same period related to residential development, especially multi-family developments, as those require a special permit through the ZBA. Many of the projects were smaller rehabilitation projects rather than true new construction, often bringing previously vacant multi-family houses back online.

The Municipal Surplus Property Plan's Residential Market Study similarly found that both single-family and multifamily development has sharply declined in Garder in the past several years, with single-family permitting at its lowest levels in over two decades.[43]

Housing Affordability

Households are considered unaffordably housed, or "cost-burdened," if they spend more than 30 percent of their income on housing. In Gardner, almost half of all renters meet that definition, and that number has increased over the past ten years. In 2024, 49.8 percent of renters spent more than 30 percent of their income on their gross rent, up from 44.3 percent in 2014.[44] Housing cost burden is less of an issue for homeowners with a mortgage but still affects over a third of homeowners (39.6 percent).[45]

[42] U.S. Census Bureau, American Community Survey Five-Year Estimates, 2020-2024, Tables SE:A10032 and SE:A10053 via Social Explorer.

[43] *DRAFT City of Gardner Residential Market Study*, Camoin Associates, May 5, 2026, https://static1.squarespace.com/static/69dd52b2afa00e271f4cb5db/t/69fa28faf2047b0d1f268e7c/1778002172947/Draft+Report+-+Gardner+MA+Residential+Market+Scan+-+May5+2026.pdf.

[44] U.S. Census Bureau, American Community Survey Five-Year Estimates, 2014-2024, Table DP04.

[45] Ibid.

Gardner Housing Authority

The Gardner Housing Authority (GHA) operates public housing for low-income, veteran, and senior residents in several locations throughout the city. Per its fiscal year 2026 annual plan, the GHA manages 349 units of housing, a majority of which (261) are set aside for elderly residents.[46] The units are mostly spread across seven developments, with a handful of scattered-site and other occupancy units. Housing options include a collection of detached single-family and duplex houses on Waterford Street, smaller multi-unit low-slung brick apartment buildings at Hillside Gardens, and a fifteen-story high-rise on Church Street, the tallest building in the city and a notable landmark on the landscape. The GHA's properties are primarily older, developed from the 1960s through the 1980s. In recent years, the GHA has been working on updating and upgrading the properties, including sustainability upgrades such as heat pumps, new windows, and other weatherization efforts.[47]

The GHA also administers 26 Massachusetts Rental Program vouchers. The Massachusetts Rental Voucher Program (MRVP) is a state-funded program that provides rental subsidies to low-income families and individuals. In most cases, a "mobile" voucher is issued to the household, which is valid for any market-rate housing unit that meets the standards of the state sanitary code and program rent limitations. In some cases, vouchers are "project-based" into a specific housing development; such vouchers remain at the development if the tenant decides to move out. The GHA also serves 103 households through federally assisted public housing developments or rental subsidy vouchers.

Chapter 40B Subsidized Housing Inventory

Also known as the Comprehensive Permit Law, G.L. c. 40B "Chapter 40B" was enacted to provide for a regionally fair distribution of affordable housing for people with low or moderate incomes. Units created under Chapter 40B remain affordable over time because a deed restriction limits resale prices and rents for many years, if not in perpetuity. The law establishes a statewide goal that at least 10 percent of the housing units in every municipality be deed-restricted affordable housing and listed on the Subsidized Housing Inventory (SHI), ensuring that all communities meet the "regional fair share" of low- or moderate-income housing. Other options for measuring "fair share" include a general land area minimum and an annual land disturbance standard.

Chapter 40B authorizes the Zoning Board of Appeals (ZBA) to grant a comprehensive permit to prequalified developers to build affordable housing. A comprehensive permit covers all the approvals required under local bylaws and regulations, streamlining the application process. Under Chapter 40B, the ZBA can waive local requirements and (a) approve, (b) conditionally approve, or

[46] *Annual Plan for Fiscal Year 2026 For State-Aided Public Housing,* City of Gardner, Gardner Housing Authority, https://dhcdcims.intelligrants.com/_Upload/MADHCD_PHRA/24840_5.pdf, 2.
[47] Conversation with Erik Storm, Gardner resident and Worcester Housing Authority employee, June 24, 2025.

(c) deny a comprehensive permit; however, developers may appeal to the state Housing Appeals Committee (HAC) if their application has been denied in a community that does not meet one of the three statutory determinants of "consistent with local needs." During its deliberations, the ZBA must balance the regional need for affordable housing against valid local concerns such as public health and safety, environmental resources, traffic, or design. Nonetheless, Chapter 40B tips the balance in favor of housing needs in towns that do not meet one of the three statutory tests. In addition, ZBAs cannot subject a comprehensive permit project to requirements that "by right" developments do not have to meet.

The 10 percent statutory minimum is based on the total number of year-round housing units in the most recent decennial census. With 1,347 units listed on the SHI, Gardner is currently above the 10 percent minimum based on the 2020 Census year-round housing count (9,358).[48] The City is one of 94 communities with "Safe Harbor" status; however, meeting the 10 percent Chapter 40B threshold generally does not address all affordability gaps or housing needs in Gardner. Table 2.10 lists Gardner's current SHI units.

Table 2.10. Chapter 40B Subsidized Housing Inventory (SHI) in Gardner

Project Name	Type	Total SHI Units	Affordability Expires	Comp. Permit	Subsidizing Agency
Spruce/Birch/Cypress	Rental	41	Perpetuity	No	EOHLC
Waterford St.	Rental	26	Perpetuity	No	EOHLC
Blanchard St	Rental	84	Perpetuity	No	EOHLC
104 Church Street	Rental	69	Perpetuity	No	EOHLC
Church St.	Rental	108	Perpetuity	No	EOHLC
10-56 Boulder Drive	Rental	7	Perpetuity	Yes	EOHLC
Pearl Street	Rental	1	Perpetuity	No	EOHLC
10-56 Boulder Drive	Rental	13	Perpetuity	Yes	EOHLC
Binnall House Apartments	Rental	134	2036*	No	MassHousing, HUD
Colonial Apartments	Rental	31	Perpetuity	No	MassHousing, EOHLC
Gardner House	Rental	9	2041*	No	HUD
Graham Street	Rental	31	2027*	No	EOHLC
Heywood Wakefield Village	Rental	171	2042	No	EOHLC, HUD
Nichols Street	Rental	12	2029	No	FHLBB, EOHLC
Olde English Village	Rental	200	2038	No	EOHLC, HUD

[48] Massachusetts Executive Office of Housing and Livable Communities (EOHLC), "Chapter 40B Subsidized Housing Inventory (SHI) as of September 30, 2025," https://www.mass.gov/doc/subsidized-housing-inventory-2/download.

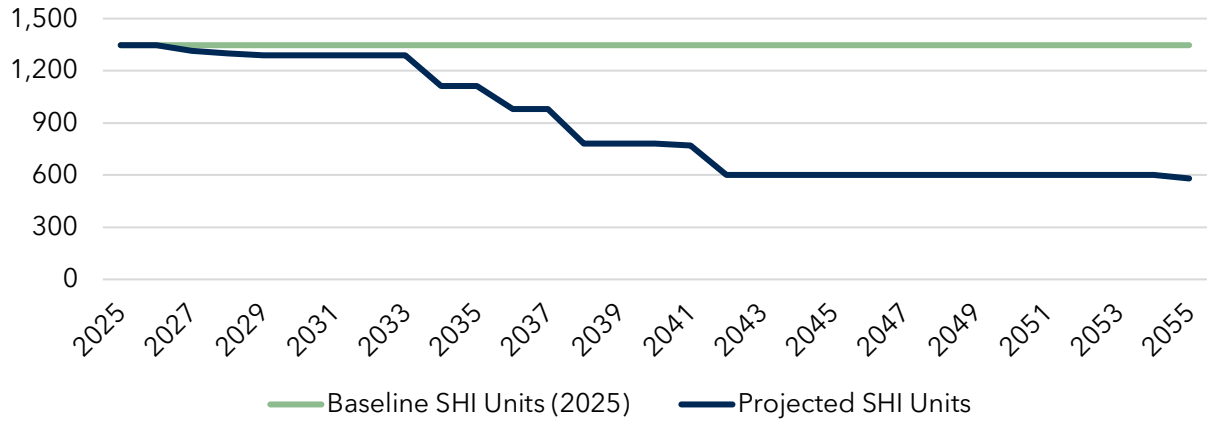
Table 2.10. Chapter 40B Subsidized Housing Inventory (SHI) in Gardner

Project Name	Type	Total SHI Units	Affordability Expires	Comp. Permit	Subsidizing Agency
Unity House Veterans SRO	Rental	16	2028	No	EOHLC, FHLBB, HUD
Wakefield Place	Rental	175	2034	Yes	MassHousing, EOHLC
MVOC Central St	Rental	19	2055	No	EOHLC
DDS Group Home	Rental	52	N/A	No	DDS
DMH Group Home	Rental	15	N/A	No	DMH
Heywood Wakefield Commons	Rental	78	2109	No	EOHLC, HUD, MassDevelopment
Lofts at 30 Pine St	Rental	55	Perpetuity	Yes	MassHousing, EOHLC
TOTAL		1,347	Census 2020 Year-Round Housing Units:		9,358
			Percent Subsidized:		14.39%

Source: Massachusetts EOHLC, Subsidized Housing Inventory, 2025

Of the 1,347 housing units in the City's SHI as of May 2025, only four projects—representing just 250 units—were built using comprehensive permits. Moreover, only 435 units are stipulated as being affordable in perpetuity. Without intervention, the number of SHI units could significantly decrease in Gardner over the next 30 years (see Figure 2.11). By 2055, almost 60 percent of the City's SHI units could be unlisted from the inventory.

Figure 2.11. Number of SHI Units in Gardner 2025-2055
Source: Massachusetts EOHLC, Subsidized Housing Inventory, 2025



Naturally Occurring Affordable Housing

"Naturally occurring affordable housing" refers to market-rate housing that costs less than 30 percent of a household's income. This can be estimated using data from the U.S. Census Bureau's American Community Survey. In the case of Gardner, approximately 50 percent of renter-occupied

housing units would be considered naturally occurring affordable housing. Downtown Gardner has the highest proportion of these units in the city (Table 2.11).

Table 2.11. Naturally Occurring Affordable Housing in Gardner and Comparison Geographies

	Ashburnham	Athol	Fitchburg	Gardner	Hubbardston	Leominster
Renter-Occupied Housing Units:	93	1,299	7,652	3,677	110	6,971
Under 30 Percent	0.0%	40.3%	48.5%	47.9%	33.6%	49.0%
30 Percent or More	67.7%	54.6%	48.3%	47.4%	41.8%	47.0%
	Shrewsbury	**Templeton**	**Westminster**	**Winchendon**	**Worcester County**	**MA**
Renter-Occupied Housing Units:	4,085	473	408	886	114,910	1,043,884
Under 30 Percent	53.6%	45.5%	40.0%	36.2%	46.8%	45.6%
30 Percent or More	42.4%	36.8%	60.0%	58.4%	47.9%	48.9%

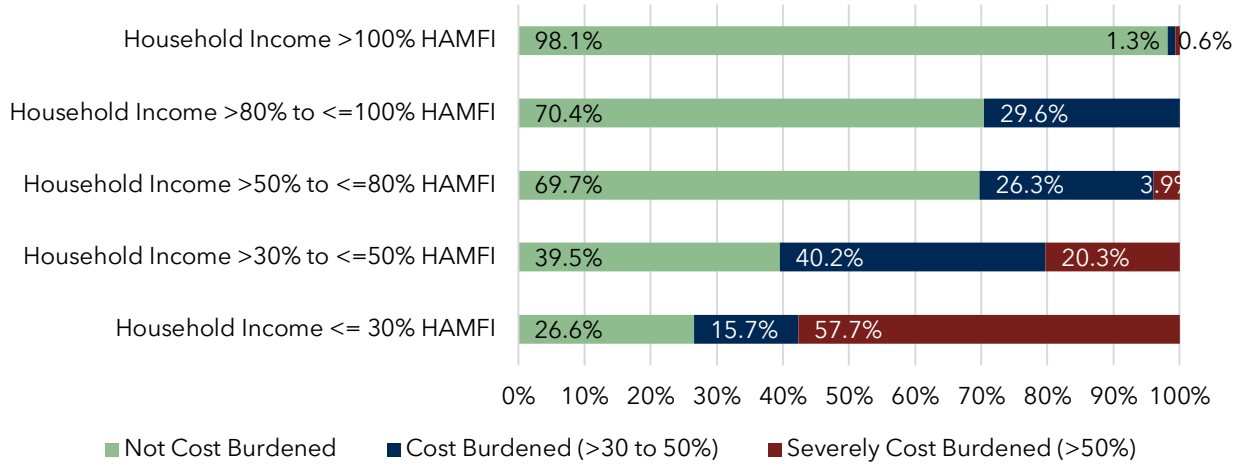
Does not include those with zero or negative income or no cash rent
Source: U.S. Census Bureau, American Community Survey Five-Year Estimates, 2020-2024, Table SE:A10039B via Social Explorer.

Housing Problems

Housing Cost Burden

As discussed above, one way to understand housing affordability is to examine "housing cost burden." Households are considered cost-burdened if they spend more than 30 percent of their income on housing costs and severely cost-burdened if they spend over 50 percent of their income. It is clear from Figure 2.12. that, while there is a need at all levels, lower-income households are

Figure 2.12. Housing Cost Burden By Household Income in Gardner
Source: HUD, CHAS, 2018-2022



much more likely to be cost-burdened than households earning the median or higher. Only 26.2 percent of extremely low-income households in Gardner are affordably housed, while almost all households (98.1 percent) earning the median income or higher are affordably housed.

Nonetheless, there is a need at levels between 80 and 100 percent AMI (approximately 30 percent of these households are cost-burdened), and these households are not eligible for subsidized housing, which is typically designated for households earning 80 percent AMI or less. Overall, about a third of all Gardner households are either cost-burdened or severely cost-burdened.

Cost Burden and Tenure

As is true in most communities, renter households in Gardner experience a higher rate of cost burden compared to homeowners. An estimated 43.8 percent of renter households experience some form of cost burden compared to just 23.5 percent of homeowners. Nearly equal proportions of renters are cost burdened and severely cost burdened, 23.3 percent and 20.5 percent, respectively (see Figure 2.13).

This may be because owners are significantly more likely to have higher incomes than renters (see

Figure 2.13 Cost-Burdened Households by Tenure in Gardner

Source: HUD, CHAS , 2018-2022.

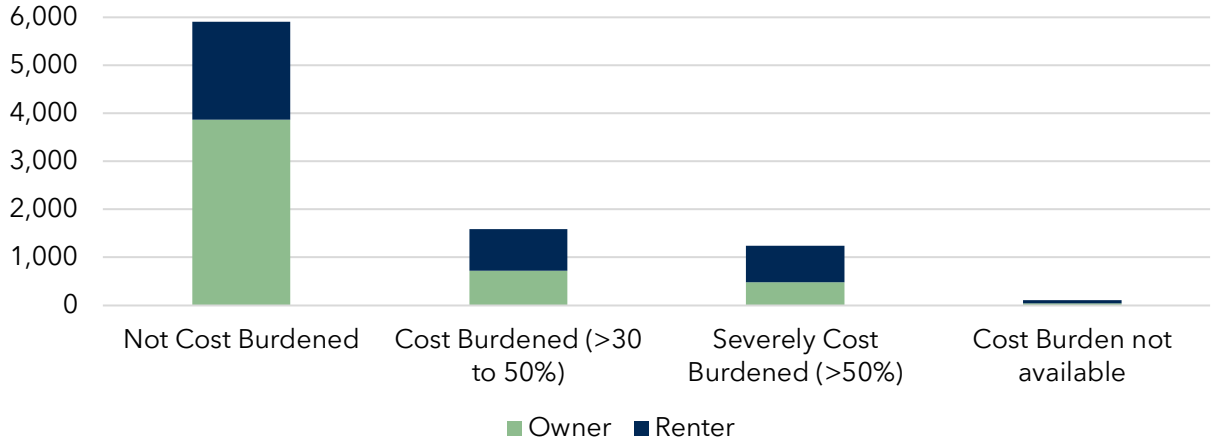
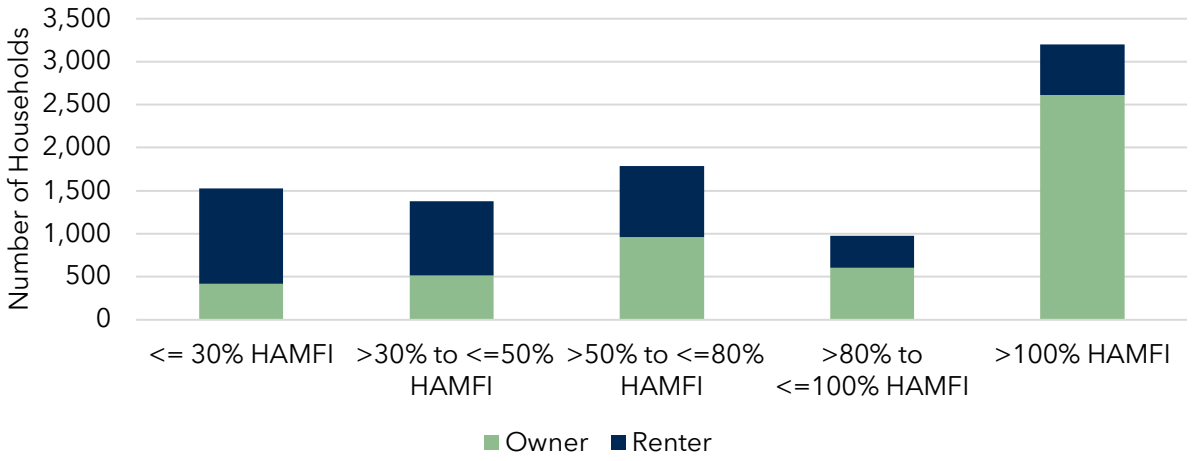


Figure 2.14). Over 50 percent of homeowner households have incomes over the median, compared to just 16 percent of renter households. On the other end, only 37 percent of homeowner households have household incomes under 80 percent AMI, while 74 percent of renter households are in the same income bracket.

Figure 2.14 Household Income by Tenure in Gardner
Source: HUD, CHAS , 2018-2022.



Interestingly, moderate-income renter households are generally more affordably housed than homeowner households in the same income bracket (Figures 2.15 and 2.16). Renter households with incomes between 80 and 100 percent AMI also have lower levels of cost burden: just four percent of renter households are cost-burdened, compared to 45.5 percent of owner households. This is likely because rent prices are typically lower than monthly mortgage payments, in addition to other housing-related expenses incurred by homeowners. Extremely low-income (30 percent AMI or less) and very low-income (30 to 50 percent AMI) households experience similar proportions of cost burden regardless of tenure. However, at these income levels, renter households are slightly more likely to be cost-burdened than homeowners. On the other hand, very low-income homeowner households are more likely to be severely cost-burdened than very low-income renter households. This may be an effect of more available and accessible housing assistance programs to extremely low-income residents for rent, but not mortgages.

Figure 2.15 Income by Cost Burden (Renters Only)
Source: HUD, CHAS, 2018-2022.

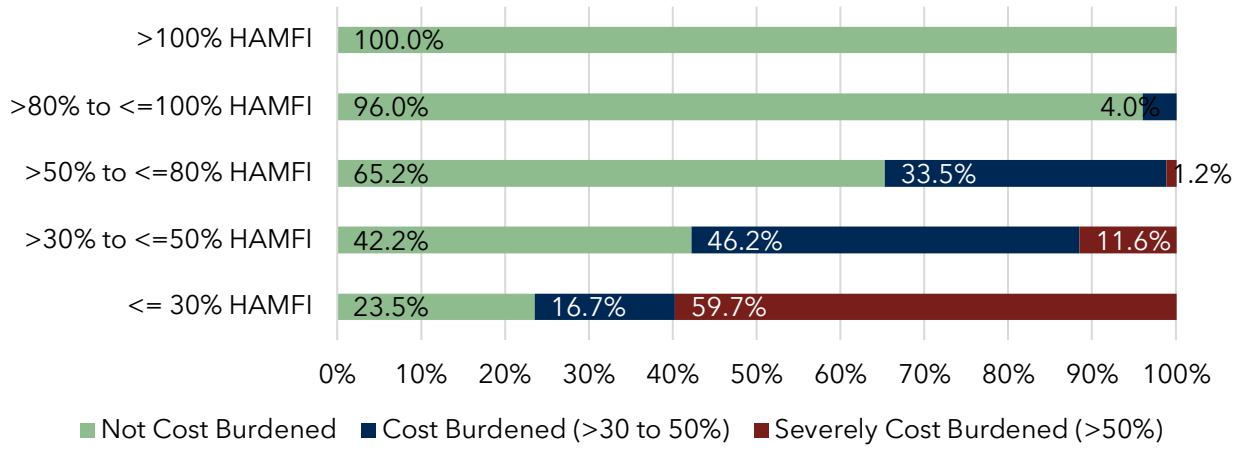
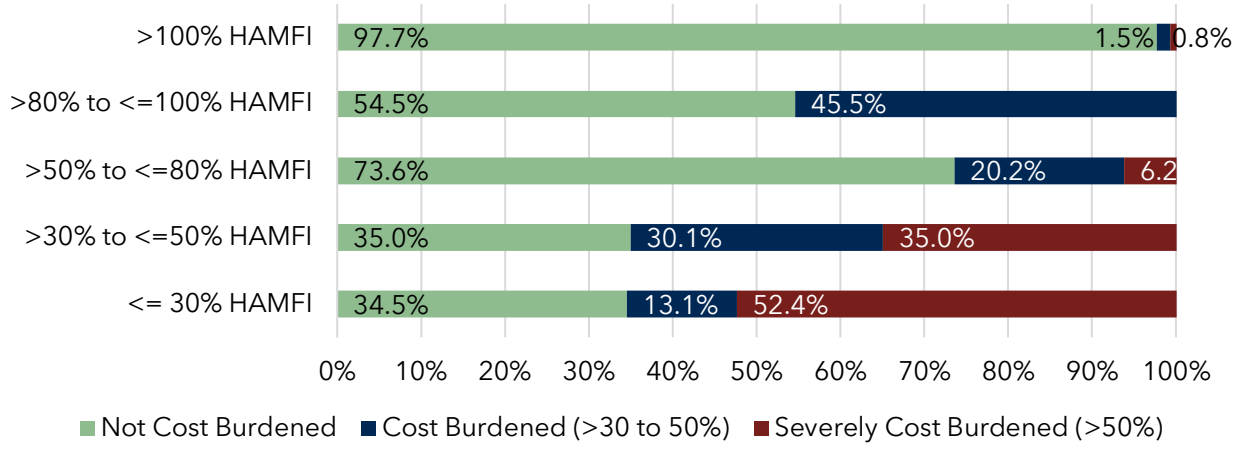


Figure 2.16 Income by Cost Burden (Owners Only)
Source: HUD, CHAS, 2018-2022.



3. Barriers to Affordable Housing

Several significant barriers in Gardner must be considered in efforts to address the city's housing needs. The term "barriers" is a value-neutral term to describe factors that objectively limit housing development. Some barriers, like sensitive environmental areas or historic sites, are seen as constraints but are also valued community assets and are unlikely to change if they have special protections. Other barriers, especially those arising from local regulations and policies, can be addressed or improved as they fall within the community's control.

Environmental Constraints

Natural features and the policies that protect them can have considerable impact on where and how housing develops in a city. Gardner is in the upland hills just east of the Connecticut River Valley. Many parts of the city have rolling hills, and some slopes are quite steep, over 10 percent in grade, which can make building more expensive and affect stormwater runoff and erosion. Elevations in Gardner range from just over 900 feet near the Otter River to about 1,300 feet at Reservoir Hill, the city's highest point.

Water Resources

The city's water resources serve important ecological, socio-economic, recreational, and aesthetic functions (see Map 3). Crystal Lake serves as Gardner's main drinking water source, and the City has protected much of the land surrounding the lake. The Otter River forms part of Gardner's western border with Templeton and is the city's only true river. It flows north and empties into the Millers River. The City has prioritized protecting this area for both water supply and open space conservation.[49]

Crystal Lake and Perley Brook Reservoir, are both designated as Outstanding Resource Waters under the Commonwealth's Surface Water Quality Standards. Outstanding Resource Waters are deemed exceptional due to their socio-economic, recreational, ecological, or aesthetic values.[50] Perley Brook Reservoir, built in 1958, supplements the City's water supply.

Wetlands

Gardner contains over 2,200 acres of wetlands, accounting for approximately 15 percent of the city's total area (see Map 3).[51] Wetlands play a vital role in Gardner's natural environment because they store floodwaters, filter pollutants, and support wildlife habitat. Gardner's Wetland Protection Ordinance (Chapter 650 of the City's ordinances) regulates activities such as building, grading,

[49] Leedy, City of Gardner 2023 *Open Space and Recreation Plan*, 4-3.
[50] MassGIS, "Outstanding Resource Waters," March 2010.
[51] MassGIS, "MassDEP Wetlands (2005)," December 2017, prepared by the Massachusetts Department of Environmental Protection.

vegetation removal, or filling when they occur within 100 feet of wetlands, 200 feet of perennial streams, or within floodplains. In addition, the ordinance establishes a thirty-foot no-disturbance zone and a sixty-foot no-build zone, providing protections that go beyond state regulations. These measures safeguard water resources, wildlife habitat, and flood control while allowing for responsible development that preserves the natural environment.

Wildlife Conservation

In addition to protections related to Gardner's waters and landscapes, wildlife protection is another factor to consider for the city's housing growth. Gardner is home to several rare and ecologically significant natural landscapes recognized by the Massachusetts Natural Heritage & Endangered Species Program (NHESP). These include four unique natural communities: an acidic shrub fen, a kettle hole level bog, and two level bogs. These sensitive habitats support regional biodiversity and play an important role in the city's ecological health. The state identifies and maps these natural communities as part of its ongoing efforts to conserve habitats of high biological value across Massachusetts.[52]

MassWildlife's Natural Heritage & Endangered Species Program identifies the areas around the Gardner municipal airport, parts of the Otter River, the Floodwood Conservation Area, the Smith Street Conservation Area, Quag Pond, Lake Wampanoag, and Wrights Reservoir, as Priority Habitats for Rare Species (see Map 4). Developments within these areas are subject to a Massachusetts Endangered Species Act filing and a habitat management plan – which can extend the timeline and costs of development. Exceptions to this would include residential development with frontages of less than two acres in size, or developments with a Chapter 40B permit approval.[53]

Open Space and Conservation Land

Approximately 30 percent of Gardner's land area – over 4,000 acres – is permanently protected as open space, a notable commitment that protects Gardner's water resources, buffers neighborhoods from flooding, and preserves critical natural ecosystems. These protections were secured through legal mechanisms such as deed restrictions, conservation restrictions, or ownership by a public or nonprofit conservation entity. The City of Gardner owns more than half of this protected land, while the Commonwealth of Massachusetts holds roughly 25 percent. The remainder belongs to land trusts, private nonprofits, and private entities (see Map 5).

While most of Gardner's open space enjoys strong protections, some parcels carry limited or no legal safeguards. Approximately one percent of all land area in Gardner has limited protection through informal use, traditions, or legal stipulations that require a majority municipal vote to

[52] MassGIS, "NHESP Natural Communities," May 2024.
[53] Massachusetts Division of Fisheries and Wildlife, "Exemptions from review for projects/activities in Priority Habitat."

change status, such as cemeteries or the municipal golf course. Two percent of all land in Gardner is unprotected open space, vulnerable to development.

Environmental Hazards

Flooding

The Federal Emergency Management Agency's (FEMA) Flood Insurance Rate Maps (FIRMs) identify areas in Gardner that are subject to flooding (see Map 3). Due to the city's steep slopes and natural drainage patterns, these flood-prone areas are clearly defined. Fortunately, Gardner's many wetlands help absorb and store excess water, reducing the risk of flooding downstream. Key waterways that contribute to local flooding include Otter River, Perley Brook, Wilder Brook, Pond Brook, Baker Brook, Foster Brook, and Greenwood Brook. The City continues to monitor and manage these areas to protect public safety and natural resources.

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.[54]

Brownfields

Gardner faces a significant challenge with more than 100 identified brownfield sites scattered across its urban and residential landscape (see Map 6). These properties, which range in size from less than one acre to over 30 acres, are remnants of the city's industrial past and have known or likely contaminants that can affect their potential future use. Concentrated primarily in the downtown core and historic city center, brownfields are also distributed throughout residential neighborhoods, often adjacent to waterways and near schools, churches, playgrounds, and local businesses. This proximity to sensitive land uses presents environmental justice concerns and highlights the critical need for effective site assessment, cleanup, and redevelopment strategies to safeguard public health and support community revitalization.

The City has successfully secured funding from multiple sources to address these brownfield sites, including direct grants from the US Environmental Protection Agency (EPA) for site assessment, cleanup, and planning activities. According to the EPA Brownfields Funding History database, Gardner has been awarded both Assessment and Cleanup grants, including a $400,000 Community-Wide Assessment Grant in 2023 to evaluate contaminated sites and plan for their redevelopment. These funds have enabled the City to identify, assess, and prioritize dozens of brownfield properties, particularly within its downtown and former industrial areas, advancing efforts to revitalize underutilized land and protect public health.

[54] *Open Space and Recreation Plan*, City of Gardner, 2023, 4-12

Additionally, the City has benefited from support provided by the Montachusett Regional Planning Commission (MRPC), which channels federal funds for regional environmental initiatives. Gardner has also utilized state-level assistance through the Massachusetts Department of Environmental Protection (MassDEP), the Massachusetts Attorney General's Brownfields Initiative, and MassDevelopment's Brownfields Fund. This coordinated use of local, state, and federal funding underscores Gardner's proactive stance in mitigating the risks associated with contaminated and underutilized properties.

By addressing brownfields, Gardner is not only improving environmental conditions but also laying the groundwork for economic and community development. Revitalizing these properties supports the City's broader planning goals such as downtown revitalization, improved housing stock, and enhanced public spaces. Transforming contaminated sites into productive assets can catalyze new investment, create jobs, and restore neighborhood vitality.

Activity and Use Limitations

The Commonwealth's Executive Office of Energy & Environmental Affairs (EEA) has also identified numerous properties in Gardner with Activity and Use Limitations (AULs), which, like brownfields, reflect a legacy of industrial and commercial activity throughout the city (see Map 6). Used at properties where contaminants may remain on site even after cleanup, an AUL is a legal restriction to ensure the property's future uses remain protective of public health and the environment. AULs are commonly used as part of post-remediation strategies to limit exposure and define acceptable land uses following environmental releases of contaminants. AULs limit potential future uses to those that will contain or not disturb known contaminants, even if additional uses may be allowed by the City's underlying zoning. Gardner's ability to address properties with Activity & Use Limitations (AULs), as well as brownfields, will be essential to unlocking constrained sites for productive reuse.

Public Infrastructure and Facilities

Strategic infrastructure improvements, especially in water, sewer, and roadway capacity, will be critical to realizing the potential of these areas. Constructing homes near existing infrastructure is more efficient and less expensive than building homes in areas that are not within water and sanitary service networks or not connected to existing roadways and public transit services.

Water and Sewer Infrastructure

Approximately eleven percent of the city is protected for water supply protection. 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 southeastern 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 (see Map 7). 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.

Roads and Sidewalks

Gardner's transportation network is facing mounting pressures from aging infrastructure and limited funding capacity. Approximately 30 to 40 percent of local roadways need resurfacing, and during public outreach for the Master Plan the condition of roads and sidewalks was a frequent topic of conversation. Much of this deterioration is the result of long-term underinvestment, as annual Chapter 90 funding (historically around $600,000) has not kept pace with escalating costs. The City's Department of Public Works prioritizes reactive repairs over proactive rehabilitation, leaving many streets and sidewalks in varying states of disrepair. Sidewalk maintenance issues mirror roadway conditions, with uneven surfaces, missing segments, and ADA compliance needs persist in several areas. These infrastructure deficits affect safety, accessibility, and overall mobility for all community members.

The City has secured grants in recent years and could fill its funding gap by expanding these efforts and pursuing TIP projects, MassDOT programs, and public–private partnerships. Integrating ADA upgrades, multimodal enhancements, and long-term maintenance needs into each capital project will help stretch limited funds while supporting a safer, more inclusive transportation network.

Public Transportation

Despite the availability of MART fixed-route and ADA-compliant paratransit services, public transit use in Gardner remains very low, with approximately two percent of residents relying on transit for commuting. The existing bus system provides key connections within the city and to neighboring communities, but service frequency, route coverage, and hours of operation are limited. Many residents, particularly those without access to a private vehicle, face barriers to reaching

employment, education, healthcare, and essential services. Rideshare services such as Uber and Lyft have a minimal presence, taxi service is unavailable, and pedestrian connections to bus stops are inconsistent, further restricting mobility for non-drivers. Community feedback from the Master Plan survey reflects this gap, with nearly 40% of respondents expressing a desire for expanded public transportation options and over a third requesting more rideshare services.

These challenges also present a substantial opportunity to enhance mobility equity and reduce the city's dependence on single-occupancy vehicles. By working with MART to expand bus routes, increase service frequency, and improve regional connections, including to the MBTA Commuter Rail at the Wachusett Station, Gardner can make transit a more viable option for daily travel. The City can also pursue infrastructure improvements that make it safer and more convenient to access transit, such as adding sidewalks, crosswalks, and sheltered bus stops in underserved areas. Leveraging state and federal funding programs, including those that target equity, first-mile/last-mile connections, and climate resilience, could accelerate these improvements. Long-term, integrating public transit enhancements into a comprehensive transportation master plan will help Gardner address accessibility gaps, support economic development, and ensure that all residents, regardless of income, age, or ability, have reliable, affordable, and safe mobility choices.

Regulatory and Institutional Constraints

Zoning Districts

While nearly 90 percent of Gardner is zoned for residential purposes (SFR1, RR2, and GR3 combined), only 26.7 percent of the land is currently used for residential development. This significant discrepancy is largely explained by the prevalence of vacant land, which accounts for 35.1 percent of the city's acreage, much of it under water supply or conservation protection designations in north Gardner. These patterns highlight the impact of environmental constraints and protected lands on development, emphasizing the importance of strategic land management to accommodate future growth within the city's existing regulatory framework.

Table 3.1. Zoning Districts by Land Area

Land Use	Acres	Percentage
Single-Family Residential 1	2,565	17.4%
Rural Residential 2	10,140	68.9%
General Residential 3	520	3.5%
Commercial 1	134	0.9%
Commercial 2	359	2.5%
Industrial 1	312	2.1%
Industrial 2	507	3.4%
Rights-of-Way	181	1.2%
Water	10	0.1%
Source: City of Gardner, MA, Assessor, "Parcel Data," 2025.		

Single-Family Residential 1 (SFR1)
The SFR1 zoning district primarily allows single- and two-family dwellings by right and protected uses such as agriculture, schools, and religious institutions. Other uses, including bed-and-breakfasts, small retail, hospitals, and libraries, require a special permit, while most commercial uses are prohibited. SFR1 areas encircle downtown Gardner and extend north toward Heywood Hospital, west to Barthel Avenue, east to Betty Spring Road, and south to the Westminster line.

Rural Residential 2 (RR2)
The RR2 zoning district primarily allows single-family dwellings by right, with two- to four-family dwellings, hotels, and bed-and-breakfasts requiring a special permit. Libraries, museums, and country clubs are permitted, but most other non-residential uses need a special permit, and no commercial or industrial uses are allowed. By far the City's largest zoning district, RR2 covers much of north, west, and east Gardner, as well as large areas to the south along the Templeton and Hubbardston boundaries.

General Residential 3 (GR3)
The GR3 zoning district permits single- and two-family dwellings by right, while higher-density housing, rooming houses, bed-and-breakfasts, and senior residential developments require a special permit. Limited commercial uses, such as small convenience stores, laundromats, and funeral homes, are also allowed by special permit. This district mainly surrounds downtown, with additional areas near Route 2, Dunn State Park, and in northwest Gardner around Brookside Drive.

Commercial 1 (COM1)
Primarily intended for business uses, the COM1 zoning district permits offices, banks, restaurants, retail, hotels, and a range of recreational and personal services by right. Motor vehicle services, multi-family housing, and certain residential uses like bed-and-breakfasts and senior developments require a special permit. COM1 areas are concentrated downtown near Main, Parker, and Central streets, with additional sections along Route 140, Route 101, and parts of South Gardner.

Commercial 2 (COM2)
The COM2 zoning district heavily emphasizes commercial uses, permitting motor vehicle sales by right, and hotels and motels as the only residential uses. Other business activities like those in COM1 are allowed, with additional intensive automotive services (repairs, car washing, etc.) and limited senior housing permitted by special permit. COM2 areas are mainly located along Main Street, Pearson Boulevard, Timpany Boulevard, and certain sections of Routes 2, 2A, and 68.

Industrial 1 (IND1)

The IND1 zoning district allows industrial uses by right, including light manufacturing, warehousing, research labs, and various business services. Residential uses are limited to hotels and motels by special permit. IND1 areas are found in pockets across the city, including sections east of downtown near Sherman and Chestnut streets, along Coburn Avenue, in South Gardner, and at the Summit Industrial Park off Pearl Street.

Industrial 2 (IND2)

Industrial and limited business uses are allowed by right in the IND2 zoning district, permitting light manufacturing, warehousing, wholesale showrooms, and veterinary hospitals. Residential uses are restricted to hotels, motels, and some senior housing by special permit; additional uses like professional offices, small retail, and adult uses also require a special permit. IND2 areas are located west of downtown along Wilkins Road and Industrial Rowe, with larger sections near Route 2, Route 140, and the Westminster border.

Table 3.2. Residential Uses by Zoning District

District Name (Abbr.)	Single-Family	Small Homes*	Two-Family	Three- or Four-Family	Multifamily	Open Space Residential Development	Mixed Use
Residential Districts							
Single-Family Residential 1 (SFR1)	Y	Y	Y	N	N	SP	SP
Rural Residential 2 (RR2)	Y	Y	Y	SP	Y	SPPB	N
General Residential 3 (GR3)	Y	Y	Y	Y	Y	N	SP
Business Districts							
Commercial 1 (COM1)	Y	Y	SP	SP	Y	N	Y
Commercial 2 (C2)	N	N	N	SP	SP	N	Y
Industrial 1 (IND1)	N**	N	N	N	SP	N	Y
Industrial 2 (IND2)	N**	N	N	N	N	N	Y

**Tiny/Efficiency Homes*

*** Permitted in case of single-family detached dwelling for personnel required for safe operation of a permitted use*

Source: Zoning Bylaw, City of Garnder, Massachusetts, effective December 1, 2025

Table 3.3. Selected Dimensional Regulations by Zoning District

District Name (Abbr.)	Minimum Lot Dimensions		Two-Family Allowed	Maximum Height		Maximum Lot Coverage with Impervious Surface	Open Space Required
	Area (sq. ft.)	Frontage (ft.)		Stories	Feet		
Residential Districts							
Single-Family Residential 1 (SFR1)	8,000	75	Y	4	48	75%	25%
Rural Residential 2 (RR2)	20,000	125	Y	3	36	50%	50%
General Residential 3 (GR3)	5,000	50	Y	5	60	90%	10%
Multifamily Use	2,500/unit	50		5	60	70%	30%
Business Districts							
Commercial 1 (COM1)	10,000	80	SP	8	96	85%	15%
Multifamily Use	1,500/unit	50		8	96	85%	15%
Commercial 2 (C2)	30,000	100	N	5	60	85%	15%
Industrial 1 (IND1)	10,000	80	N	15	180	85%	15%
Multifamily Use	1,500/unit	50		8	96	85%	15%
Industrial 2 (IND2)	30,000	150	N	15	180	85%	15%

**Tiny/Efficiency Homes*

*** Permitted in case of single-family detached dwelling for personnel required for safe operation of a permitted use*

Source: Zoning Bylaw, City of Garnder, Massachusetts, effective December 1, 2025

Overlay Districts

The zoning ordinance also contains six zoning overlay districts (see Map 8).

Floodplain Overlay District (FPD)

The FPD includes all special flood hazard areas identified on Gardner's Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) and the Flood Boundary and Floodway Map. These areas cover the 100-year regulatory floodplain designated by various FEMA zones. The FPD intends to protect public safety by minimizing risks to life, property, and emergency responders during flood events. It also helps control new development that could worsen flood

hazards or cause additional damage. FEMA recently released updated FIRMs for central and western Massachusetts, which took effect on July 8, 2025. These new digital maps replace old paper versions, incorporate updated flood studies, and are clearer and easier to interpret.

Groundwater Protection Overlay District (GWPOD)
The GWPOD covers about 231 acres in southwestern Gardner, south of Route 2 and west of Sawyer Street including the Otter River Conservation Area and Snake Pond. This district aims to protect groundwater resources to ensure safe, reliable drinking water supplies. It helps prevent contamination and conserve important natural areas.

Surface Water Protection Overlay District (SWPOD)
The SWPOD spans roughly 2,612 acres, from Crystal Lake and Park Street north to the Winchendon and Ashburnham borders. It extends west to Perley Brook Reservoir and east behind Mount Wachusett Community College along Kelton Street. The district safeguards surface water sources critical to the City's drinking water by limiting activities that could pollute or degrade these resources.

Development Overlay District 1 (DOD1)
Designed to support redevelopment and revitalization in economically stressed IND1 and COM1 zones, the DOD1 expands permitted uses and modifies dimensional standards. The City Council has established three DOD1 areas: a seventeen-acre section along Parker Street/Route 101 in west Gardner, an eight-acre area on Main Street between Donlan Street and Willow Street, and a sixteen-acre section bounded by Logan, Sherman, and Main streets and the former railroad right-of-way. These overlays offer more flexible development options to attract investment and reuse underutilized sites. They play a key role in encouraging economic growth and adaptive reuse.

Mill Street Corridor Development Overlay District (MSCDOD)
Another overlay district, the MSCDOD, provides commercial and industrial development and redevelopment options. This overlay district covers the Mill Street Corridor Urban Renewal Area and encourages uses that will provide local employment and enhance the tax base while protecting surrounding neighborhoods from land use conflicts. This overlay district is located north and south of Mill Street in South Gardner, on approximately forty-three acres just east of Timpany Boulevard.

Large-Scale Ground-Mounted Solar Photovoltaic Overlay District (SPVOD)
The SPVOD designates areas for large solar installations and sets standards for their design, operation, and eventual removal. It includes three subdistricts: the 123-acre Summit Solar Overlay near Summit Industrial Park, the 643-acre West Street Solar Overlay north and south of West Street, and the 153-acre West Street Solar Expansion extending toward Parker Pond. These overlays help protect scenic, natural, and historic resources while ensuring public safety. They also require

financial assurances for proper decommissioning of the facilities. Several solar fields have been permitted and constructed in the West Street Solar Overlay area.

Local and Regional Capacity

Montachusett Regional Planning Commission

Insufficient housing planning at a regional level is considered another barrier to development, as the lack of current plans hinders local officials from identifying housing needs and opportunities. As of March 2026, the Montachusett Regional Planning Commission's most recent regional plans are the 2011 Montachusett Regional Strategic Framework Plan and 2019 Comprehensive Economic Development Strategy.

Permitting Authorities

The Building Department permits housing projects with approvals as needed from the Planning Board, Zoning Board of Appeals, Board of Health, and Conservation Commission.

Gardner Housing Authority

Established in 1946, the Gardner Housing Authority's (GHA) first housing project opened in 1951, a series of single-family houses for veterans on Birch and Cypress streets. Per its fiscal year 2025 annual plan, the GHA manages 349 units of housing, a majority of which (261) are set aside for elderly residents. The units are mostly spread across seven developments, with a handful of scattered-site and other occupancy units. Housing options include a collection of detached single-family and duplex houses on Waterford Street, smaller multi-unit low-slung brick apartment buildings at Hillside Gardens, and a fifteen-story high-rise on Church Street, the tallest building in the city and a notable landmark on the landscape. The GHA's properties are primarily older, developed from the 1960s through the 1980s. In recent years the GHA has been working on updating and upgrading the properties, including sustainability upgrades such as heat pumps, new windows, and other weatherization efforts. [55]

NewVue Communities

NewVue Communities is a non-profit community development corporation working to create new housing units in Gardner and surrounding north central Massachusetts communities. The organization also offers other housing assistance in the form of financial coaching, first time homebuyer classes, and counseling in the face of eviction or foreclosure.

[55] Conversation with Erik Storm, Gardner resident and Worcester Housing Authority employee, June 24, 2025.

Market Constraints

Construction Costs and Financing

The cost of development is a major limitation of housing projects. Developers must consider these costs in relation to their ability to finance the initial investment, transfer some of these expenses to consumers, and achieve a desired return on investment. On a developer's pro forma, costs are often categorized broadly into areas like land acquisition, fees, site preparation, design and permitting, and construction. Both private and non-profit developers, as well as housing authorities, need to factor in these expenses. While non-profit developers may have access to additional funding sources, such as tax credits, they still face budget limitations—including those tied to public subsidies, and Housing Authorities generally have even fewer financing options for new projects.

As with much of Massachusetts, housing development has been impacted by high costs for labor and materials as well as high interest rates and cap rates for housing projects. New developments therefore rely on government subsidies, and often more than one, to make a project financially viable.

4. Housing Goals

For a Housing Production Plan (HPP) to be certified under Chapter 40B, EOHLC requires it to include a series of qualitative goals that address how the municipality will create:

A mix of types of housing, consistent with community and regional needs that:

a) *Is affordable to households at not more than 30 percent AMI, more than 30 percent but not more than 80 percent AMI, and more than 80 percent but not more than 120 percent AMI;*
b) *Provides for a range of housing, including rental, homeownership, and other occupancy arrangements, if any, for families, individuals, persons with special needs, and the elderly; and,*
c) *Is feasible within the housing market in which they will be situated.*

In addition to these qualitative goals, the City must also set numerical housing production goals. The goal for each city and town in Massachusetts, as defined by MA General Law Ch. 40B, is to have a minimum of 10 percent of its housing stock designated as affordable and listed on the State's Subsidized Housing Inventory (SHI). Until that threshold is reached, a community can use a certified Housing Production Plan to demonstrate its progress towards that 10 percent goal and allow the community more control over local development. Housing Production Plans can be certified by the state if a community adds affordable housing units at a rate of at least 0.5 percent or 1 percent of its current housing units annually. At the 0.5 percent rate, an HPP will be certified for one year from the effective date of when the affordable units become eligible for the SHI, and at the 1 percent rate, an HPP will be certified for two years.

As of September 2025, the City of Gardner has 1,341 affordable housing units listed on the Subsidized Housing Inventory (SHI), representing 14.39 percent of the 2020 Census total year-round housing units (9,358). As a result of meeting the threshold for "Safe Harbor" status, the City has greater authority to deny Chapter 40B applications or comprehensive permits and thus has more flexibility and local control in its approach to addressing and resolving housing problems. Gardner is the only community in the Montachusett region that has already reached or exceeded the 10 percent affordable housing goal.

However, the Gardner community continues to demonstrate unmet housing needs beyond the availability of SHI units and past City efforts to increase housing opportunities. Fortunately for Gardner, the City has more control in paving its own path forward in addressing housing gaps without Chapter 40B intervention and projects that fall outside local desires and values regarding housing scale, land use, development patterns, and other neighborhood impacts.

Furthermore, over half of Gardner's current SHI units will expire within twenty years: 380 SHI units are set to expire and be unlisted from the SHI by 2036, and another 380 SHI units by 2042, totaling

760 SHI units. If Gardner ceases to produce SHI units, the city will fall below the 10 percent Chapter 40B minimum.

Provided the city takes a proactive approach to housing development, Gardner will continue to maintain this status for the foreseeable future. Over the next five years and beyond, one goal is for Gardner to create more affordable units to reinforce its SHI and demonstrate the City's commitment to increasing housing access to all community members. Seeking EOHLC certification for this HPP is one way to demonstrate that commitment. To produce 0.5 percent of its total units annually as SHI units, Gardner will need to add 47 SHI-eligible housing units each year. To produce 1 percent of its total units annually as SHI units, Gardner will need to add 94 SHI-eligible units each year.

The following goals reflect the City of Gardner's local housing priorities. These goals have been identified by the findings of the Housing Needs Assessment, community engagement, and the concurrent Comprehensive Master Plan process.

Preserve and Reuse Existing Housing Stock

In addition to creating new affordable homes, Gardner is committed to maintaining, repairing, and upgrading its existing housing stock. The city's housing stock is generally older, which often means higher and more frequent maintenance and repair costs that residents may not always be able to afford. Gardner should use available opportunities to support efforts to rehabilitate its existing housing stock. Efforts to rehabilitate buildings in poor condition, particularly historic structures, would bring housing units back online and preserve the city's built heritage and sense of place.

Additionally, there are also several properties on Gardner's Subsidized Housing Inventory that are set to expire within this plan's five-year lifespan. The City should work with property owners to renew these affordability restrictions and ensure continued access to affordable housing for low-income residents.

Encourage the Redevelopment of Significant Sites

Gardner strives to support the creation of new housing units in areas already served by utilities and transportation networks, and close to workplaces and services. Much of the city is either already developed or protected open space, so by directing new development toward areas with existing infrastructure, the City can protect rural landscapes while fostering compact, walkable, and economically vibrant neighborhoods.

The City is actively identifying specific areas and parcels best suited for housing development. At the time of writing, the City is working on a Municipal Surplus Property Plan to analyze all City-

owned property and identify surplus parcels best suited for residential redevelopment.[56] The plan has identified six priority redevelopment parcels (see Map 9):

- John Eaton Road and Stone Street
- Eaton Street and Green Street
- Stuart Street
- Oriole Street
- Grant Street
- Willow Street and Pleasant Street.

The City will use this plan to identify development partners to redevelop these sites and consider how best to leverage other surplus City-owned parcels. There is an additional opportunity to make similar use of several City-owned surplus schools and other buildings around downtown.

Target Communities with The Greatest Need

By focusing housing actions on the most vulnerable populations, the results become inclusive and benefit the entire community. Gardner has several demographic groups that are at higher risk of housing instability or living in substandard housing due to unaffordable housing costs. These include:

- **Older adults.** Gardner's population of residents aged 55 and older is increasing, and this cohort will increasingly require additional care and different types of housing: units adapted to address mobility concerns, smaller units with fewer bedrooms, and units with access to supportive services.
- **People experiencing or at high risk of homelessness.** There is a lack of shelters and other temporary housing options in the city.
- **Veterans.** Housing for veterans is a significant regional need.
- **People with disabilities.** Much of Gardner's housing stock is not ADA compliant and will require accessibility improvements.
- **Families with children.** Parents often require more access to social services, and children are more vulnerable to environmental hazards.
- **Extremely low-income households.** Most affordable housing is income-restricted to households with incomes at or below 80 percent AMI, but significant need exists at income levels even lower than these units can address.

There are many overlaps between these groups, and many strategies aimed at one may also help meet the needs of others.

[56] *DRAFT City of Gardner Residential Market Study*, Camoin Associates, May 5, 2026, https://static1.squarespace.com/static/69dd52b2afa00e271f4cb5db/t/69fa28faf2047b0d1f268e7c/1778002172947/Draft+Report+-+Gardner+MA+Residential+Market+Scan+-+May5+2026.pdf.

Align Municipal Goals With Local And Regional Partners

Gardner is home to many established local nonprofits that assist people and families with housing issues and other indirect contributors to housing instability. Additionally, several groups work regionally to address housing issues and needs in Gardner and surrounding communities. The City has opportunities to expand its ability to target vulnerable groups with aid and to better understand and address local housing issues by partnering closely with these organizations.

5. Housing Development Strategies

In addition to and following the required goals, this HPP outlines several strategies to increase the supply of affordable housing. EOHLC-certified HPPs must, at a minimum, include the following five types of local strategies:

- *Changing zoning to allow housing growth,*
- *Changing zoning to allow a wider variety of homes,*
- *Identifying ways to make effective use of the Chapter 40B approval process,*
- *Identifying municipal property that can be used for affordable housing, and*
- *Identifying ways to work together as a region to meet region-wide needs.*

Gardner's comprehensive and diverse approach includes these housing strategies and expands further to address all demonstrated needs in the community.

Zoning Changes

In demonstrating proactivity, Gardner recently amended its zoning ordinance to encourage the production of needed housing types (see "Regulatory Review" in Section 3: Barriers Analysis), but there are still several zoning changes the City should consider:

- Provide zoning incentives such as dimensional relief and density bonuses for projects that meet the specific housing needs of Gardner residents.
- Revise the zoning ordinance to encourage a range of housing types, including manufactured housing, townhouses, or small multi-unit buildings, in suitable areas.
- Evaluate inclusionary zoning or other incentive-based approaches to increase the production of housing at different levels of affordability.
- Reconsider parking requirements, especially in the downtown area, for multi-family dwellings to balance modern parking and transportation needs with the existing built environment.
- Amend the Rural Residential 2 and Single-Family Residential 1 zoning districts to allow a broader range of housing types, including duplexes, townhouses, accessory dwelling units, and small multi-family units, by right or by Special Permit.
- Explore policies such as inclusionary zoning, density bonuses, affordable housing overlay districts, tax incentives, or reduced parking requirements that would require or incentivize the inclusion of affordable units in larger residential or mixed-use developments to expand housing access.

Preserve and Reuse Existing Housing Stock

- Restore the use of Community Development Block Grant (CDBG) funding for housing rehabilitation.
- Develop a guidebook for property owners with information on maintaining and rehabilitating smaller multi-family housing units.

- As the Rear Main project progresses, reorient the City's Community Development Strategy to the production and rehabilitation of housing elsewhere in the city.
- Work with the Gardner Housing Authority (GHA) to evaluate opportunities to renovate and reconstruct existing units and add new units to the GHA parcels.
- Revise the zoning ordinance to remove barriers and ease the rehabilitation of vacant multi-family dwellings.
- Maintain Housing Choice Designation. In 2026, Gardner was designated a Housing Choice Community. This designation provides access to apply to the state's Housing Choice Grant Program.

Development on Significant Sites

Perhaps the greatest opportunities for housing development in Gardner lie in the redevelopment, infill, and adaptive reuse of underutilized parcels.

- Evaluate municipally owned or tax-title properties for housing development opportunities of new affordable and workforce housing.
- Promote the adaptive reuse of municipal buildings, such as the Elm Street School, for housing.
- Develop zoning or financial incentives to encourage the creation and/or rehabilitation of upper-story housing in the downtown area.
- Incentivize the redevelopment of underused parcels, vacant lots, and surface parking lots for moderate-density housing that complements the surrounding neighborhood character.
- Implement and leverage the findings of the Municipal Surplus Property Plan to redevelop other surplus City-owned properties.

Target Communities with the Greatest Need

The City should support housing programs, policies, and initiatives that ensure all residents can find appropriate and attainable housing.

- Explore ways to support the creation of shelters and other forms of temporary housing within the city that are available to a variety of populations.
- Encourage and allow for the production of housing that supports a variety of individuals: all ages and family sizes, the recently unhoused, veterans, and those with disabilities or unique medical needs.
- Inform and educate residents about the benefits of having an array of housing types and the positive economic impact on the community.
- Promote the Americans with Disabilities Act (ADA) awareness and inclusion in all development, including new construction, renovations, and infrastructure projects.
- Provide funding to improve accessibility of existing housing units, particularly senior and public housing.
    - Expand and leverage other resources for home modifications and improvements that increase the accessibility for seniors and people with disabilities.
- Provide direct support for fragile or at-risk renters and homeowners struggling with housing costs.

- Collaborate with organizations supporting veterans and Gardner community members to annually evaluate the demand and specific needs related to accessible housing options.
- Consider establishing and funding a buy-down program for first-time homebuyers.
- Create an Accessory Dwelling Unit (ADU) brochure and guidelines outlining regulations, resources, benefits, and design ideas.

Work with Local and Regional Partners

Gardner and its region are home to many established nonprofits that serve low-income and other at-risk populations, but these are often underfunded and understaffed and could benefit from greater communication and support from the City.

- Continue to support local public entities, such as the Gardner Housing Authority, which operates and maintains critical affordable units.
- Partner with local and regional non-profit organizations to support the development of different types of housing for different income levels, and address a variety of housing needs, programs, and services. Organizations operating in the region include:
  - NewVue Communities
  - Montachusett Veterans' Outreach Center (MVOC)
  - North Star Family
  - Orange Teen Housing
  - Making Opportunity Count (MOC)
  - LUK Agency/Transition to Independent Living
  - Gardner Community Action Committee (CAC)
  - GAAMHA
- Establish an Affordable Housing Trust fund under G.L. c. 44, §55C.
- Provide an appropriate level of City staff and funding to support health and safety code enforcement.
- Establish a municipal housing coordinator position to oversee all housing-related issues in the city.
- Schedule annual meetings that promote intermunicipal coordination, including conversations between GHA and Department of Community Development and Planning, all land-use board discussions and trainings, and an annual housing forum to discuss progress towards housing goals.
- Maintain and develop partnerships with regional and local non-profit housing developers to both identify opportunities to provide funding as well as to tap them for their expertise.

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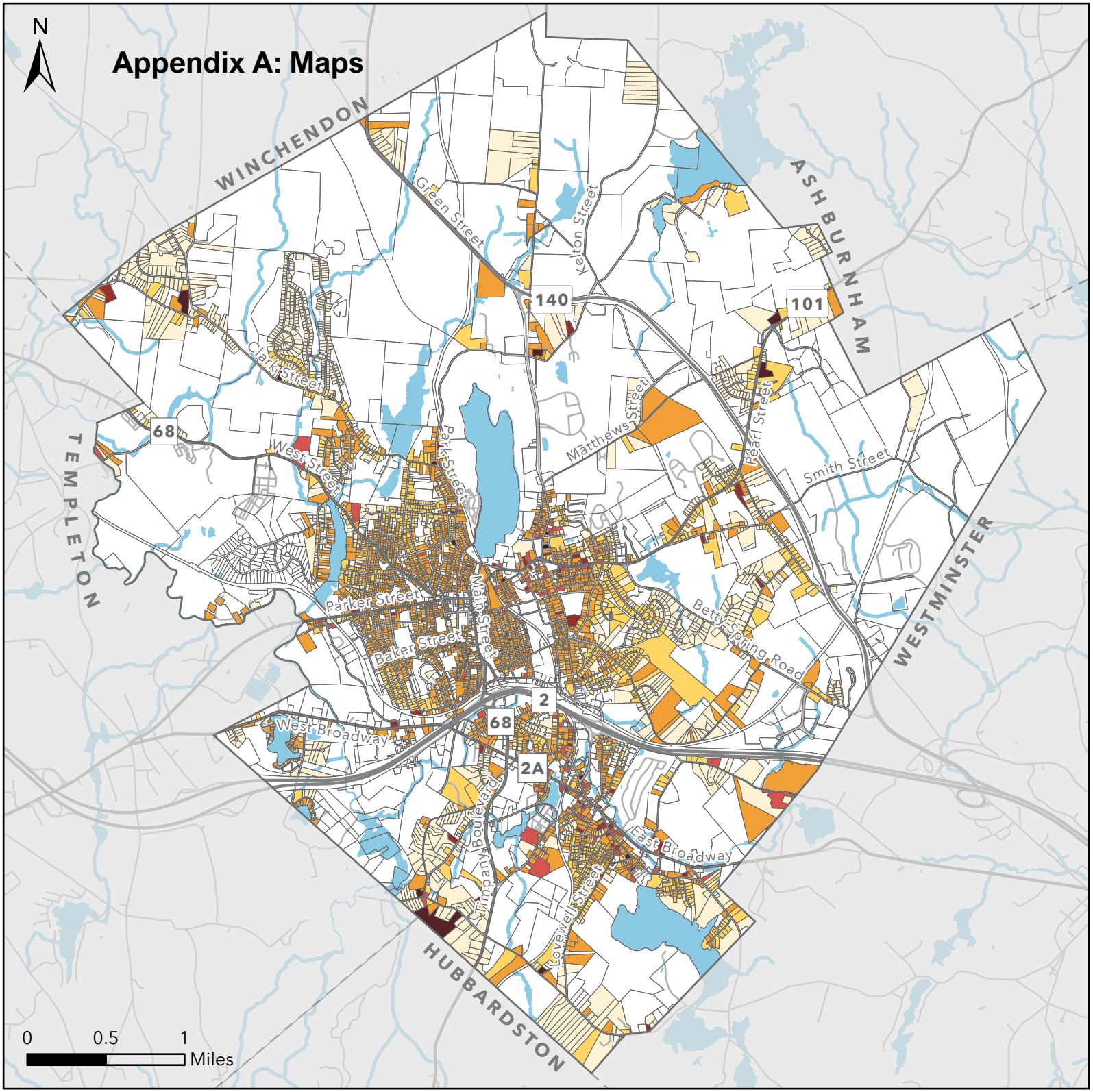
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Appendix

Appendix A. Maps
Appendix B. Glossary



Map 1. Age of Housing Stock
11837

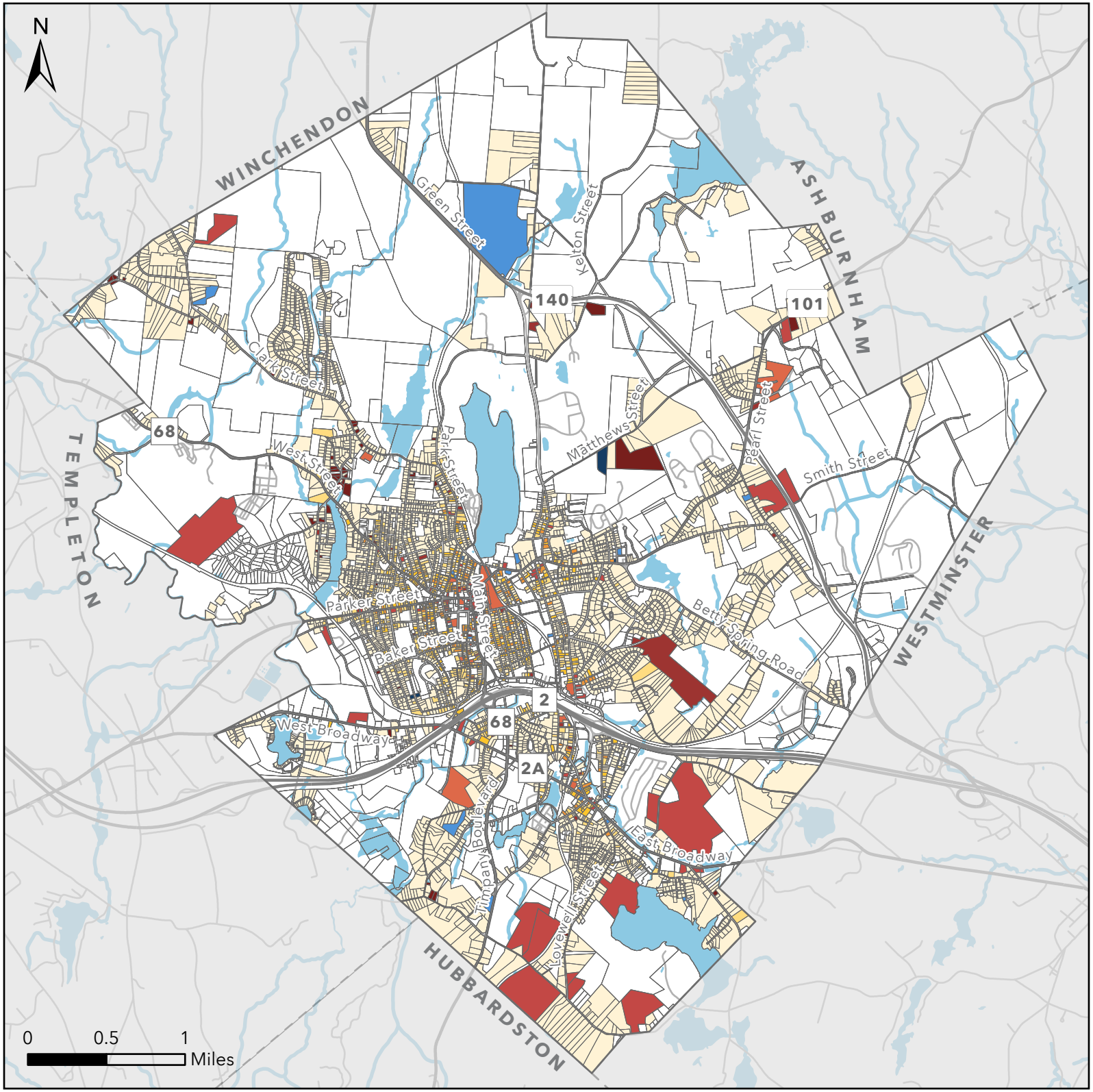
Year Built
- First Period (1620 - 1720)
- Colonial (1721 - 1780)
- Federal (1781 - 1830)
- Early Industrial (1831 - 1870)
- Late Industrial (1871 - 1945)
- Postwar (1946 - 1975)
- Modern (1976 - 2025)
- TaxParcels

MassDOT Roads
- Interstate
- U.S. Highway
- State Route
- Non-numbered Road
- Water
- Surrounding Towns

BARRETT PLANNING GROUP LLC

Date: May 2026
Source: Mass GIS and City of Gardner

The information depicted on this map is for general planning purposes only. It is not adequate for legal boundary definition, regulatory interpretation, or parcel level analysis. Use caution when interpreting the information on this map.



Map 2. Housing Types

11837

Housing Types

- Single Family Residential
- Two-Family Residential
- Three-Family Residential
- Apartments with Four to Eight Units
- Apartments with More than Eight Units
- Mixed Use with Residential
- Multiple Houses on one parcel
- Mobile Home
- Other Housing (Charitable, Religious)
- Housing Authority
- Not Housing

MassDOT Roads

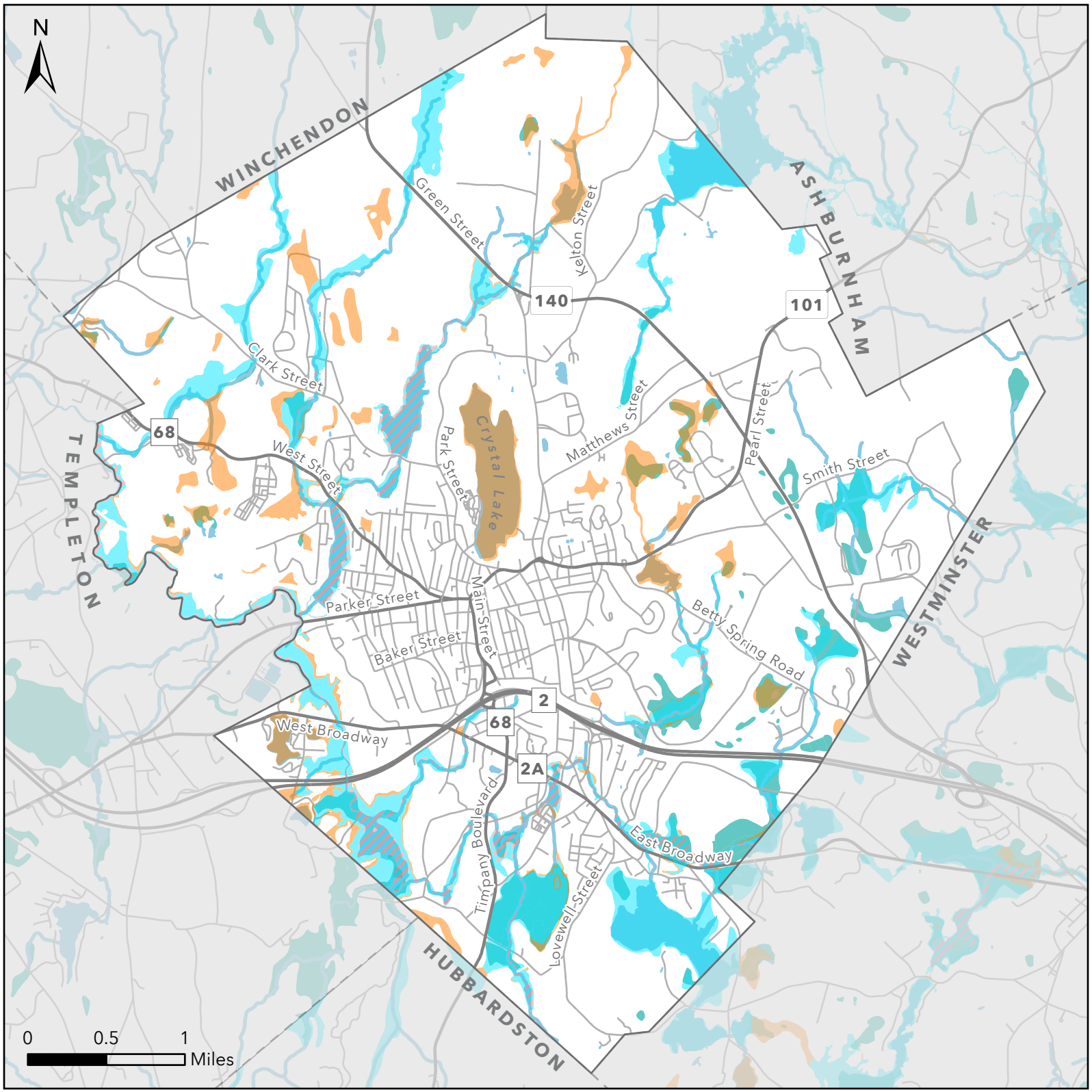
- Interstate
- U.S. Highway
- State Route
- Non-numbered Road
- Water
- Surrounding Towns

BARRETT PLANNING GROUP LLC

Date: May 2026

Source: Mass GIS and City of Gardner

The information depicted on this map is for general planning purposes only. It is not adequate for legal boundary definition, regulatory interpretation, or parcel level analysis. Use caution when interpreting the information on this map.



Map 3. Surface Water, Wetlands, and Floodplain 11837

- Water
- Wetland

FEMA National Flood Hazard Layer

- 1% Annual Chance Flood Hazard
- Regulatory Floodway
- 0.2% Annual Chance Flood Hazard

MassDOT Roads

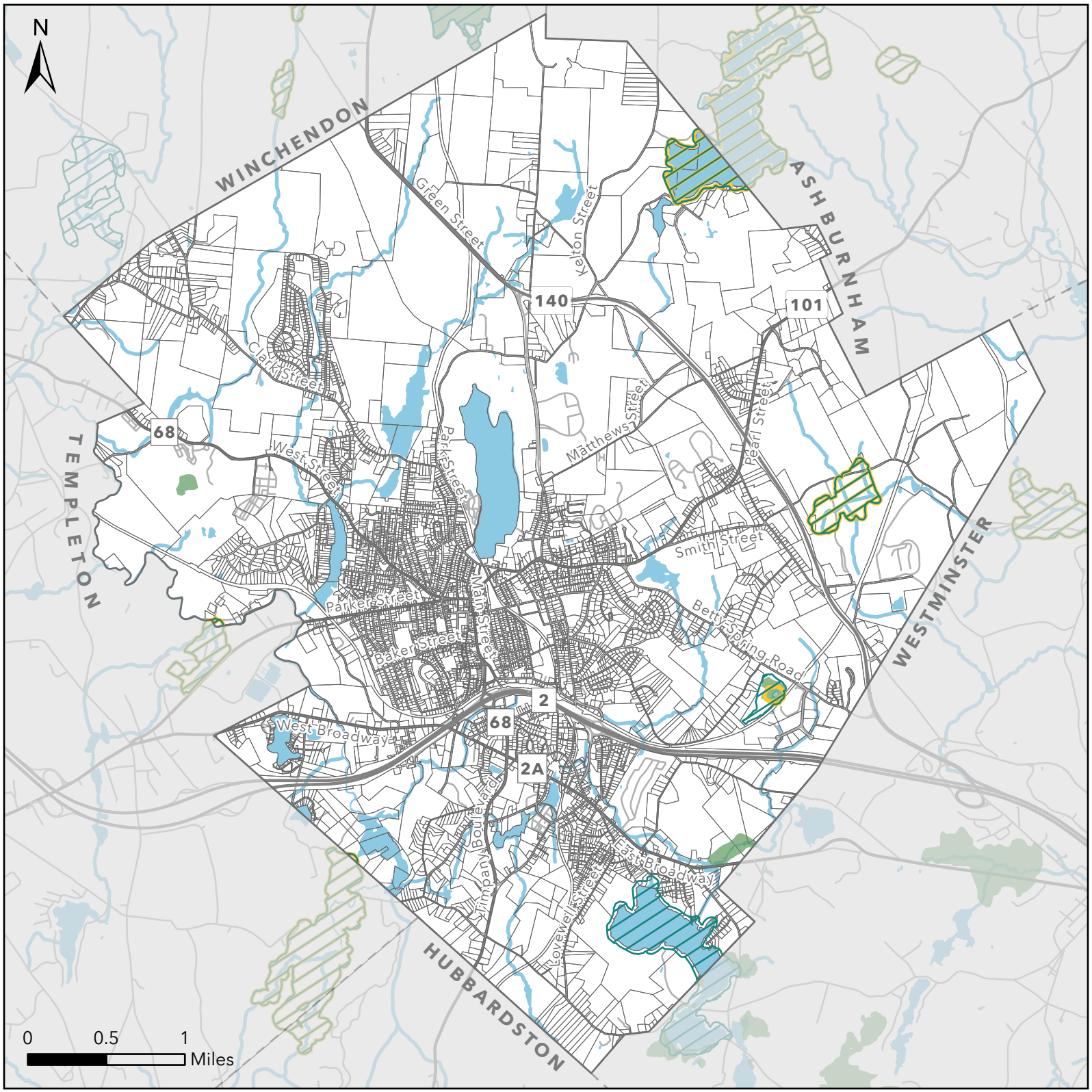
- Interstate
- U.S. Highway
- State Route
- Non-numbered Road
- Surrounding Towns

BARRETT PLANNING GROUP LLC

Date: May 2026

Source: Mass GIS and City of Gardner

The information depicted on this map is for general planning purposes only. It is not adequate for legal boundary definition, regulatory interpretation, or parcel level analysis. Use caution when interpreting the information on this map.



Map 4. Wildlife Conservation

11837

- NHESP Natural Communities
- NHESP Priority Habitats of Rare Species
- NHESP Estimated Habitats of Rare Wildlife
- TaxParcels

MassDOT Roads

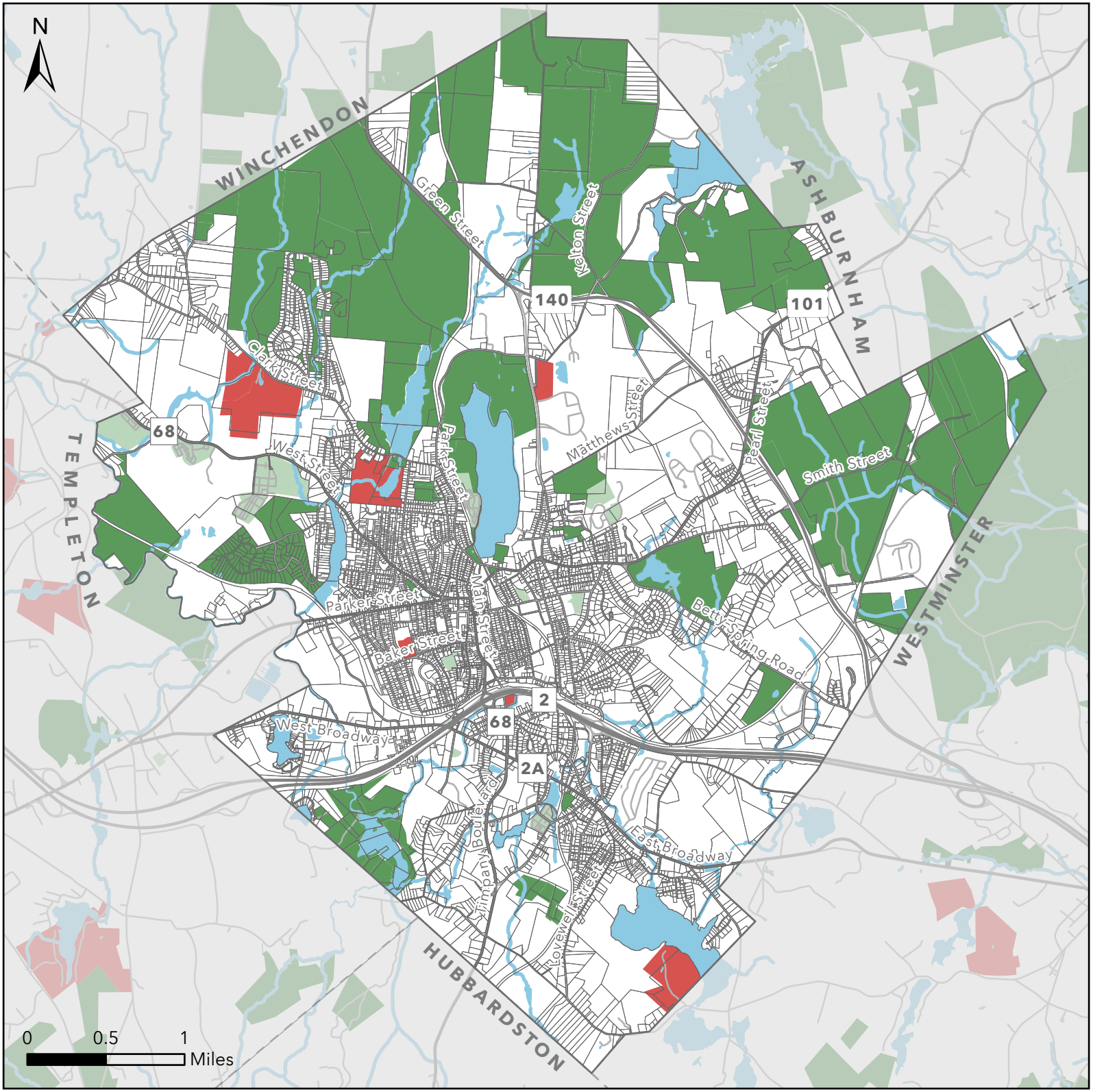
- Interstate
- U.S. Highway
- State Route
- Non-numbered Road
- Water
- Surrounding Towns

BARRETT PLANNING GROUP LLC

Date: May 2026

Source: Mass GIS and City of Gardner

The information depicted on this map is for general planning purposes only. It is not adequate for legal boundary definition, regulatory interpretation, or parcel level analysis. Use caution when interpreting the information on this map.



Map 5. Open Space and Conservation Land

14837

Open Space: Level of Protection

- In Perpetuity
- Limited
- Term Limited
- None
- Unknown
- TaxParcels

MassDOT Roads

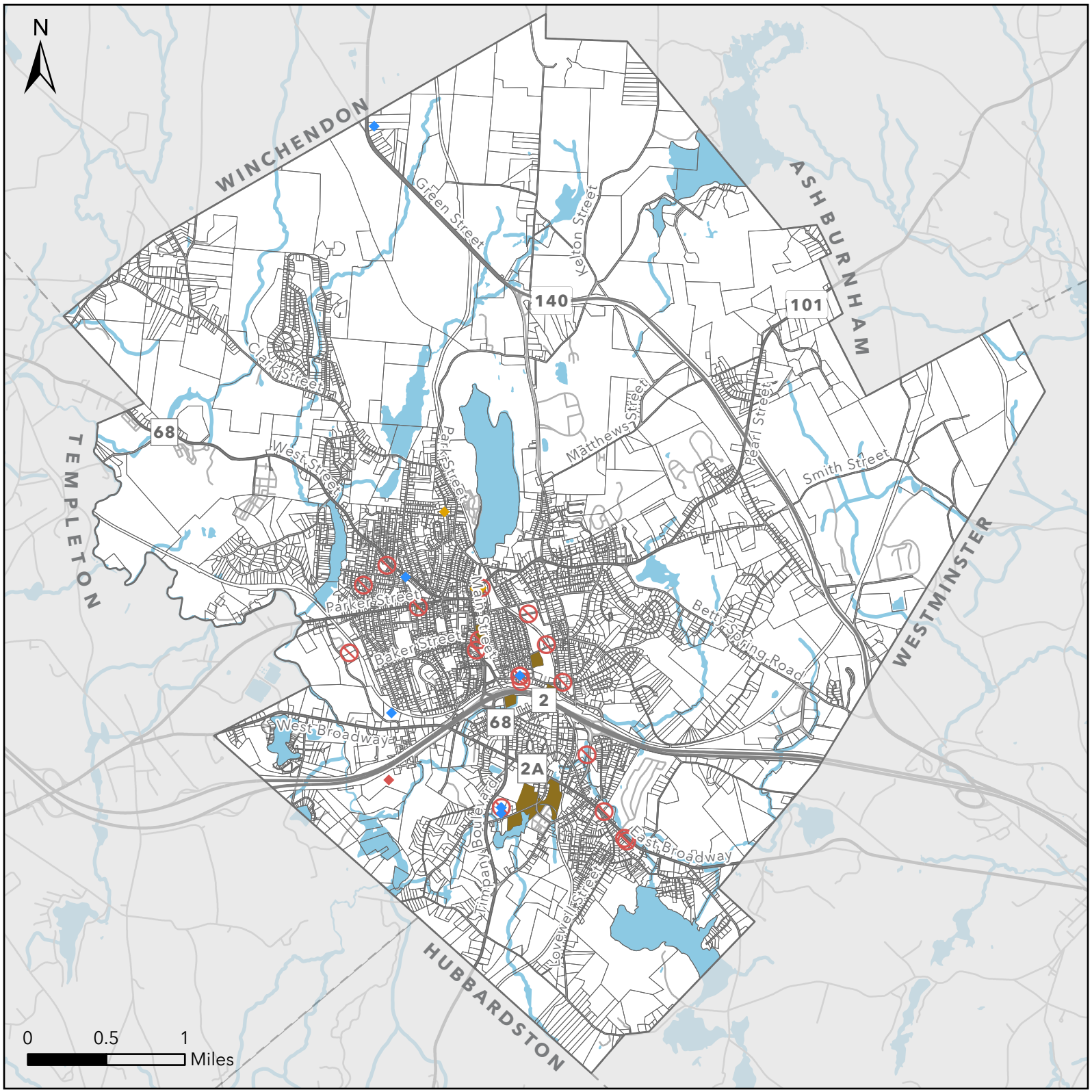
- Interstate
- U.S. Highway
- State Route
- Non-numbered Road
- Water
- Surrounding Towns

BARRETT PLANNING GROUP LLC

Date: May 2026

Source: Mass GIS and City of Gardner

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Map 6. Brownfields and Activity and Use Limitations

AUL Sites

Chapter 21E Tier Classified Sites

- TIER I
- TIER II
- TIER1D

MassDEP Potential Brownfields

TaxParcels

MassDOT Roads

- Interstate
- U.S. Highway
- State Route
- Non-numbered Road

Water

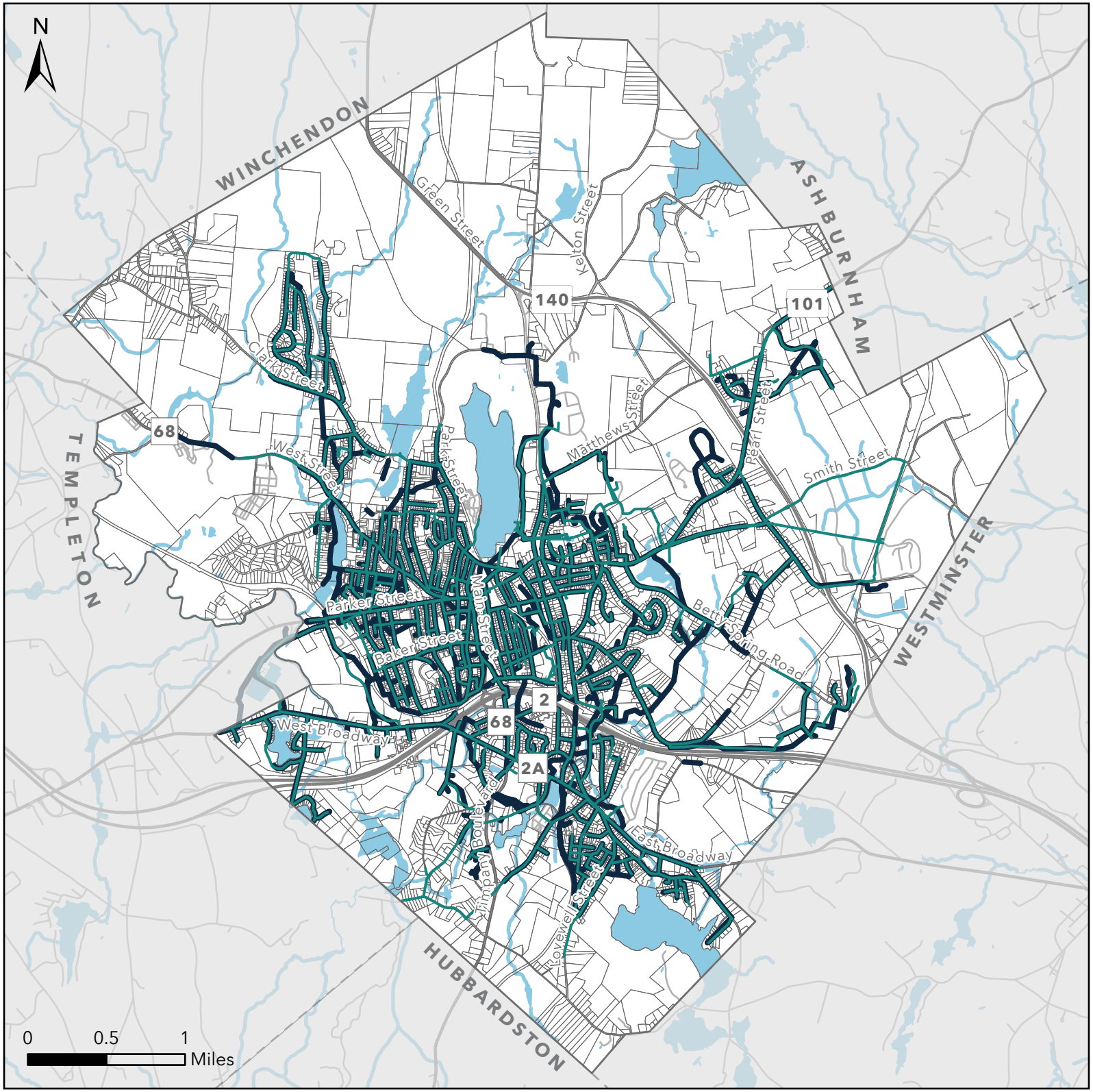
Surrounding Towns

BARRETT PLANNING GROUP LLC

Date: May 2026

Source: Mass GIS, MassDEP, and City of Gardner

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Map 7. Public Water and Sewer Infrastructure 11837

- Water Mains
- Sewer Mains
- TaxParcels

MassDOT Roads

- Interstate
- U.S. Highway
- State Route
- Non-numbered Road

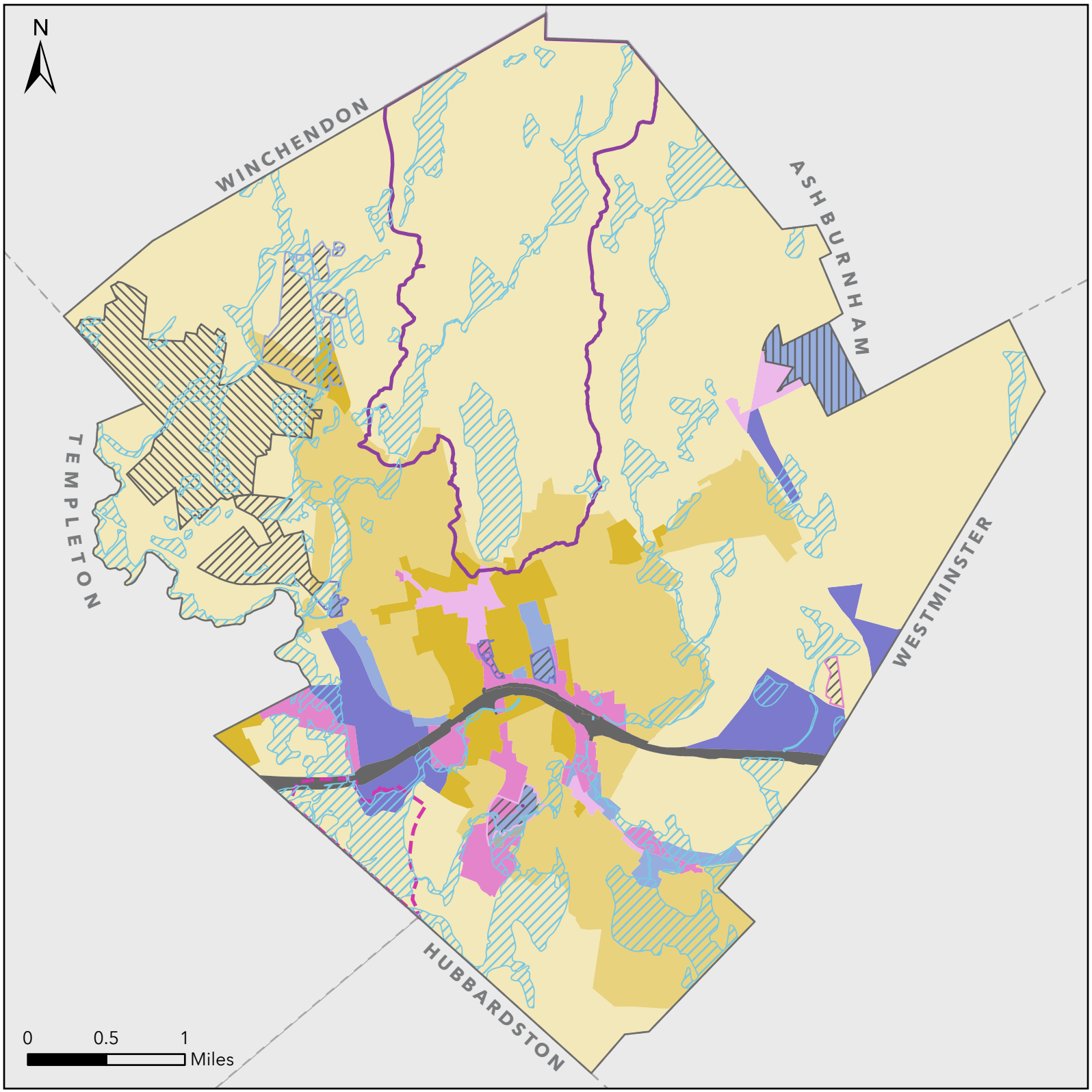
- Water
- Surrounding Towns

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Date: May 2026

Source: Mass GIS and City of Gardner

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Map 8. Zoning

11837

Zoning Districts

- Commercial (COM1)
- Commercial (COM2)
- Industrial (IND1)
- Industrial (IND2)
- Rural Residential (RR2)
- Single Family Residential (SFR1)
- General Residential (GR3)
- Right of Way
- Water Body

Overlay Districts

- Floodplain Overlay

Water Protection Overlays

- Groundwater Protection Overlay District (GWPOD)
- Surface Water Protection Overlay District (SWPODW)

Site Specific Granted Overlays

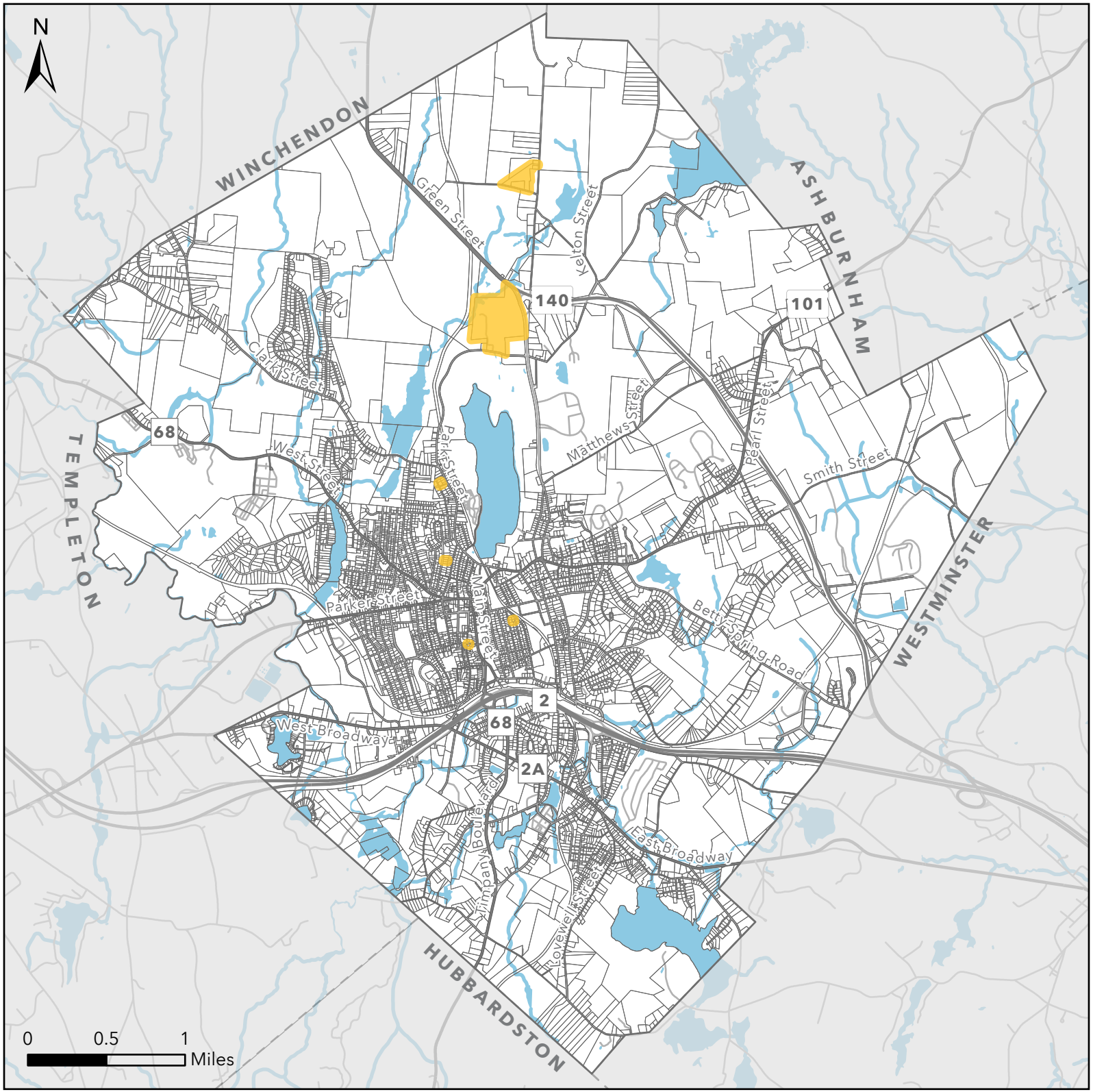
- Carlson Lane Cluster
- Development Overlay District 1
- Leo Fernwood Brookside Cluster
- Mill Street Corridor Overlay District
- Summit Solar Overlay
- West Street Solar Expansion
- West Street Solar Overlay
- Surrounding Towns

BARRETT PLANNING GROUP LLC

Date: May 2026

Source: Mass GIS and City of Gardner

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Map 9. Priority Redevelopment Sites 11837

- Priority Redevelopment Sites
- TaxParcels

MassDOT Roads

- Interstate
- U.S. Highway
- State Route
- Non-numbered Road
- Water
- Surrounding Towns

BARRETT PLANNING GROUP LLC

Date: May 2026
Source: Mass GIS and City of Gardner

The information depicted on this map is for general planning purposes only. It is not adequate for legal boundary definition, regulatory interpretation, or parcel level analysis. Use caution when interpreting the information on this map.

Appendix B: Glossary

Affirmative Fair Housing Marketing Plan (AFHMP). A plan that meets the fair housing and non-discrimination requirements of the Department of Housing and Community Development (DHCD), now Executive Office of Livable Communities (EOHLC), for marketing affordable housing units following HUD guidelines. The plan typically provides for a lottery and outreach to populations protected under the federal Fair Housing Act of 1968, as amended. The plan must be designed to prevent housing discrimination on the basis of race, creed, color, national origin, sex, age, disability, familial status, sexual orientation, gender identity, or any other legally protected class under state or federal law.

Affordable Housing. As used in this report, "affordable housing" is synonymous with low- or moderate-income housing, i.e., housing available to households with income that does not exceed 80 percent of the area median income (AMI) and at a cost that does not exceed 30 percent of their monthly gross income.

Affordable Housing Restriction. A contract, mortgage agreement, deed restriction, or other legal instrument, acceptable in form and substance to the Town, that effectively restricts occupancy of an affordable housing unit to a qualified purchaser or renter, and which provides for administration, monitoring, and enforcement of the restriction during the term of affordability. An affordable housing restriction runs with the land in perpetuity or for the maximum period allowed by law. It should be entered into and made enforceable under the provisions of G.L. c. 184, §§ 31-33, or other equivalent state law.

Affordable Housing Trust Fund. The mechanism used to account for and report revenues and expenditures for affordable housing, including but not limited to Community Preservation Act (CPA) receipts and other affordable housing funding sources.

Area Median Income (AMI). The median household income, adjusted for household size, within a given geographic area.

Chapter 40A. G.L. c. 40A, the state Zoning Act. The current version of the Zoning Act was adopted in 1975 (1975 Mass. Acts 808), and most recently amended by the 2020 Housing Choice Bill.

Chapter 40B. G.L. c. 40B, § 20-23 (1969 Mass. Acts 774), the state law administered locally by the Board of Appeals in order to create affordable housing. It provides eligible developers with a unified permitting process that subsumes all permits normally issued by multiple town boards. Chapter 40B establishes a basic presumption that at least 10 percent of the housing in each city and town should be affordable to low- or moderate-income households. In communities below the

10 percent statutory minimum, affordable housing developers aggrieved by a decision of the Board of Appeals can appeal to the state Housing Appeals Committee, which in turn has the authority to uphold or reverse the Board's decision.

Chapter 40R. G.L. c. 40R (2004 Mass. Acts 149, s. 92), a state law that provides for overlay districts with variable densities for residential development and multi-family housing by right (subject to site plan review). At least 20 percent of the units in a Chapter 40R district have to be affordable to low- or moderate-income people.

Chapter 44B. G.L. c. 44B (2000 Mass. Acts 267), the Community Preservation Act, allows communities to establish a Community Preservation Fund for open space, historic preservation, and community housing by imposing a surcharge of up to 3 percent on local property tax bills. The state provides matching funds (or a partial match) from the Community Preservation Trust Fund, generated from Registry of Deeds fees.

Community Development Block Grant (CDBG). Under the Housing and Community Development Act of 1974, as amended (42 U.S.C. 5300 et seq.), the U.S. Department of Housing and Urban Development (HUD) makes funds available each year for large cities ("entitlement communities") and each of the fifty states (the Small Cities or "non-entitlement" program). CDBG can be used to support a variety of housing and community development activities provided they meet one of three "national objectives" established by Congress. Housing activities are usually designed to meet the national objective of providing benefits to low- or moderate-income people. Funds may be used for housing rehabilitation, redevelopment of existing properties for residential purposes (in some cases), making site improvements to publicly owned land to support the construction of new housing, interest rate and mortgage principal subsidies, and down payment and closing cost assistance. Gardner receives state Community Development Block Grant (CDBG) funds to support community development projects.

Community Land Trust. Community land trusts are nonprofit, community-based organizations designed to ensure community stewardship of land. They are used primarily to ensure long-term housing affordability. To do so, the trust acquires land and maintains ownership of it permanently. With prospective homeowners, it enters into a long-term, renewable lease instead of a traditional sale. When the homeowner sells, the family earns only a portion of the increased property value. The remainder is kept by the trust, preserving the affordability for future low- to moderate-income families.

Community Preservation Act. *See definition of Chapter 44B.*

Comprehensive Permit. The unified permit authorized by Chapter 40B, §§ 20-23, for affordable housing development.

Disparate Impact. A legal doctrine under Fair Housing that states a policy may be seen as discriminatory if it has a disproportionately adverse effect on groups protected by the Act. The intent does not have to be discriminatory; disparate impact looks at the *effect*.

Executive Office of Housing and Livable Communities (EOHLC). The state's lead housing agency, formerly the Department of Housing and Community Development (DHCD). EOHLC oversees state-funded public housing and administers rental assistance programs, the state allocation of CDBG and HOME funds, various state-funded affordable housing development programs, and the Community Development Block Grant (CDBG) Program. EOHLC also oversees the policies and administration of Chapter 40B.

Extremely Low-Income Household. A household income at or below 30 percent of AMI. (In some housing programs, a household with income at or below 30 percent of AMI is called "very low-income.")

Fair Housing Act (Federal). Established under Title VII of the 1968 Civil Rights Act, the federal Fair Housing Act prohibits discrimination in the sale, rental, and financing of dwellings, and in other housing-related transactions, based on race, color, national origin, religion, sex, familial status (including children under the age of 18 living with parents or legal custodians, pregnant women, and people securing custody of children under the age of 18), sexual orientation, gender identity, and disability.

Fair Housing Law, Massachusetts G.L. c. 151B (1946), the state Fair Housing Act prohibits housing discrimination on the basis of race, color, religious creed, national origin, sex, sexual orientation, age, children, ancestry, marital status, veteran history, public assistance recipiency, or physical or mental disability.

Fair Market Rent (FMR). A mechanism used by HUD to control costs in the Section 8 rental assistance program. HUD sets FMRs annually for metropolitan and non-metropolitan housing market areas. The FMR is the 40th percentile of gross rents for typical, non-substandard rental units occupied by recent movers in a local housing market. (*See 24 CFR 888*.)

Family. Under the Federal Fair Housing Act (FFHA), *Family* includes any of the following:

1. A single person, who may be an elderly person, displaced person, disabled person, near-elderly person, or any other single person; or
2. A group of persons residing together, and such group includes, but is not limited to:

a. A family with or without children (a child who is temporarily away from the home because of placement in foster care is considered a member of the family);
b. An elderly family;
c. A near-elderly family;
d. A disabled family;
e. A displaced family; and
f. The remaining members of a tenant family.

Gross Rent. Gross rent is the sum of the rent paid to the owner ("contract rent") plus any utility costs incurred by the tenant. Utilities include electricity, gas, water, sewer, and trash removal services, but not telephone service. If the owner pays for all utilities, then gross rent equals the rent paid to the owner.

Group Home. A type of congregate housing for people with disabilities; usually a single-family home.

HUD Area Median Family Income (HAMFI). HUD-defined median family income based on a delineated metropolitan area. It is updated annually by HUD and used to determine eligibility for most housing assistance programs. For Gardner, HAMFI is based on the "Fitchburg-Leominster MA HUD Metro FMR Area," which includes many of the surrounding towns in northern Worcester County.

Household. One or more people forming a single housekeeping unit and occupying the same housing unit. *See definition of Family*.

Housing Appeals Committee (HAC). A five-member body that adjudicates disputes under Chapter 40B. Three members are appointed by the Secretary of EOHLC. The governor appoints the other two members, one of whom must be a city councilor and the other, a selectman.

Housing Authority. Authorized under G.L. 121B, a public agency that develops and operates rental housing for very-low and low-income households.

Housing Cost, Monthly. For homeowners, the monthly housing cost is the sum of principal and interest payments, property taxes, and insurance, and, where applicable, homeowners association or condominium fees. For renters, the monthly housing cost includes rent and basic utilities (oil/gas, electricity).

Inclusionary Zoning. A zoning ordinance or bylaw that encourages or requires developers to build affordable housing in their developments or provide a comparable public benefit, such as

providing affordable units in other locations ("off-site units") or paying fees in lieu of units to an affordable housing trust fund.

Infill Development. Construction on vacant lots or underutilized land in established neighborhoods and commercial centers.

Labor Force. The civilian non-institutionalized population 16 years and over, either employed or looking for work.

Labor Force Participation Rate. The percentage of the civilian non-institutionalized population 16 years and over that is in the labor force.

Local Initiative Program (LIP). A program administered by EOHLC that encourages communities to create Chapter 40B-eligible housing without a comprehensive permit, e.g., through inclusionary zoning, purchase price buydowns, a Chapter 40R overlay district, and so forth. LIP grew out of recommendations from the Special Commission, relative to the Implementation of Low- or Moderate-Income Housing Provisions in 1989. The Commission prepared a comprehensive assessment of Chapter 40B and recommended new, more flexible ways to create affordable housing without dependence on financial subsidies.

Low-Income Household. As used in the terminology of Chapter 40B and EOHLC's Chapter 40B Regulations, low income means a household income at or below 60 percent of AMI. It includes the HUD household income group known as very low income.

Low- or Moderate-Income. As used in Chapter 40B, low or moderate income is a household that meets the income test of a state or federal housing subsidy program. Massachusetts follows the same standard as the rest of the nation, which is that "subsidized" or low- or moderate-income housing means housing for people with incomes at or below 80 percent of the applicable AMI.

Massachusetts Housing Partnership (MHP). A public non-profit affordable housing organization established by the legislature in 1985. MHP provides technical assistance to cities and towns, permanent financing for rental housing, and mortgage assistance for first-time homebuyers.

MassHousing. A quasi-public state agency that provides financing for affordable housing.

Middle-Income Household. A household income between 80 and 120 percent AMI.

Mixed-Income Development. A residential development that includes market-rate and affordable housing.

Mixed-Use Development. A development with more than one use on a single lot. The uses may be contained within a single building ("vertical mixed-use") or divided among two or more buildings ("horizontal mixed-use").

Moderate-Income Household. As used in the terminology of Chapter 40B and EOHLC's Chapter 40B Regulations, moderate income means a household income between 50 and 80 percent AMI. In some federal housing programs, a household with income between 50 and 80 percent AMI is called "low income."

Non-Family Household. A term the Census Bureau uses to describe households composed of single people living alone or multiple unrelated people sharing a housing unit.

Overlay District. A zoning district that covers all or portions of basic use districts and imposes additional (more restrictive) requirements or offers additional (less restrictive) opportunities for the use of land.

Regulatory Agreement. An affordable housing restriction, recorded with the Registry of Deeds or the Land Court, outlining the developer's responsibilities and rights.

Section 8. A HUD-administered rental assistance program that subsidizes Housing Choice vouchers to help very low- and low-income households pay for private housing. Tenants pay 30 percent (sometimes as high as 40 percent) of their income for rent and basic utilities, and the Section 8 subsidy pays the balance of the rent. Section 8 can also be used as a subsidy for eligible rental developments, known as Section 8 Project-Based Vouchers (PBV), which are not "mobile" because they are attached to specific units. The Gardner Housing Authority administers Section 8 Housing Choice Vouchers.

Subsidized Housing Inventory (SHI). A list of housing units that "count" toward a community's 10 percent statutory minimum under Chapter 40B.

SHI-Eligible Unit. A housing unit that EOHLC finds eligible for the Subsidized Housing Inventory because its affordability is secured by a long-term use restriction and the unit is made available to low- or moderate-income households through an approved affirmative marketing plan.

Subsidy. Financial or other assistance to make housing affordable to low- or moderate-income people.

U.S. Department of Housing and Urban Development (HUD). The lead federal agency for financing affordable housing development and administering the Fair Housing Act.

Very Low-Income. A household income between 30 and 50 percent AMI. *See Extremely Low-Income.*

Workforce. People who work or are available for work, either in a defined geographic area or a specific industry.

City of Gardner - ***Executive Department***

Mayor Michael J. Nicholson

June 4, 2026

Hon. George C. Tyros, Council President
And City Councilors
Gardner City Hall, Rm 121
95 Pleasant Street
Gardner, MA 01440

RE: A Measure Accepting the City's Municipal Surplus Property Plan

Dear Mr. President and Councilors,

As you may be aware, the City received a grant in the amount of $75,000.00 from the Commonwealth's Real Estate Services Grant through the Community One Stop for Growth Program to draft a municipal surplus property plan.

This plan, phase 1 of 2, looks at all lots owned by the City that are considered buildable lots and creates a marketing plan for those properties to help guide the City in getting these properties back on the tax rolls.

Per the requirements of the Executive Office of Economic Development and the Executive Office of Housing and Livable Communities, this plan requires adoption by vote of the City Council.

Respectfully Submitted,

Michael J. Nicholson
Mayor, City of Gardner

A MEASURE ACCEPTING THE CITY'S MUNICIPAL SURPLUS PROPERTY PLAN

VOTED:

That the City Council of the City of Gardner hereby accepts the attached document as the City's Municipal Surplus Property Plan per all related sections and requirements of the General Laws of the Commonwealth and the Code of Massachusetts Regulations.



City of Gardner Municipal Surplus Property Plan

Prepared for the City of Gardner
95 Pleasant Street, Gardner, MA

June 2026 - DRAFT

Horsley Witten Group
Sustainable Environmental Solutions

camoin associates

11845

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1 Introduction

This section provides a basic introduction to the Municipal Surplus Property Plan.

Introduction

The City of Gardner received a Technical Assistance grant from the Massachusetts Development Finance Agency (MassDevelopment) to help with planning for the best use of surplus city-owned land. Beginning in December 2025 and ending in June 2026, the Horsley Witten Group, Inc. (HW) and Camoin Associates (Camoin) worked with the City of Gardner to inventory the entirety of municipal land and eventually examine a small number of parcels that should be considered for redevelopment.

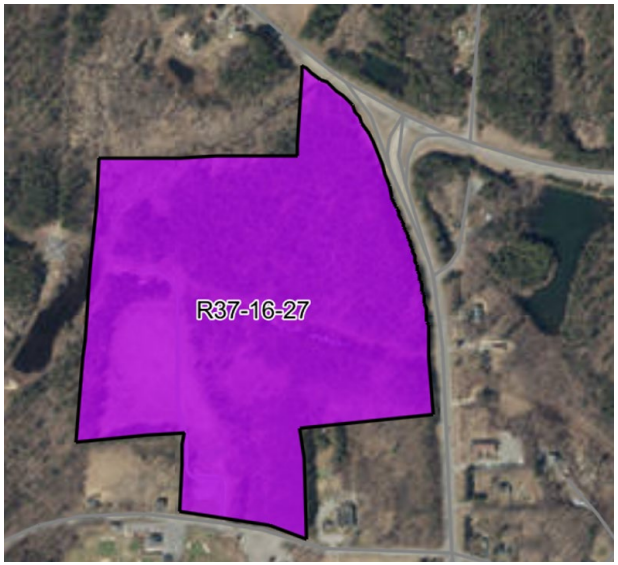
Introduction

Surplus parcels are city-owned parcels generally **not** currently used for municipal services. In any given municipality, a city or town will own a significant number of parcels. Many of these properties are easy to identify, as they are the location of active, essential municipal uses. Public safety buildings, public schools, City Hall, parks, and libraries are examples of these highly visible municipal properties. These are not considered "surplus."

In many municipalities, however, the city owns a sizable collection of parcels that largely go unnoticed. These often include vacant or underutilized lands the city took possession of after years of abandonment. In these instances, the city will exercise what's known as a "tax taking" and assume ownership after years of non-payment of taxes. This is a common form of surplus property.

Another common form of surplus property includes parcels where active municipal uses cease to function, often because a facility outlived its utility and an upgraded facility was built elsewhere. New schools, new police stations, new DPW facilities, and others – these often leave behind old facilities that cannot be re-used in any meaningful way. Municipalities can consider whether selling these parcels to a third party may be beneficial.

Examples of surplus properties in Gardner.



131 Eaton Street



73 Stuart Street



Willow and Pleasant Streets

2

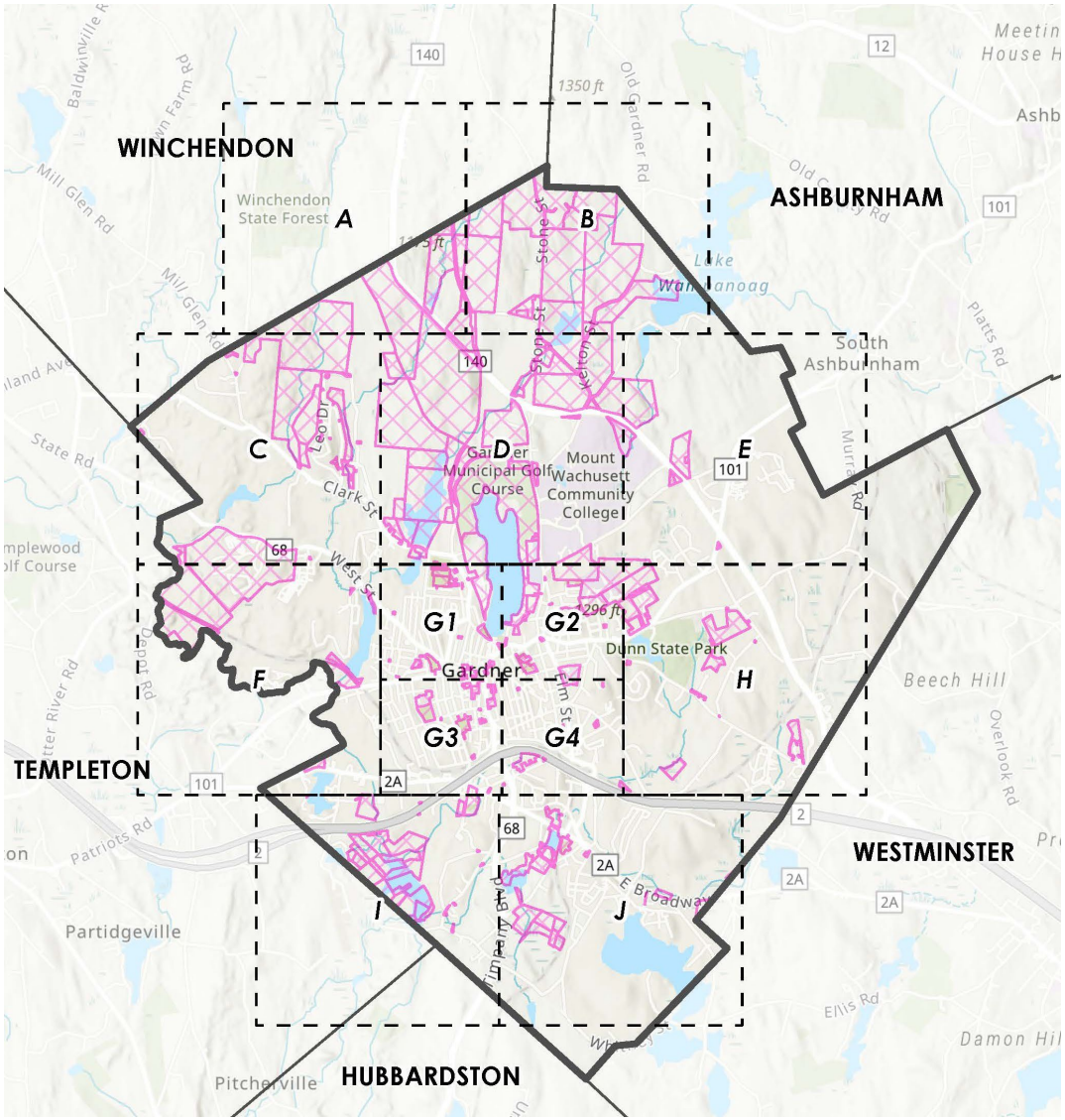
Parcel Inventory and Assessment

This section provides a brief overview of the initial inventory and assessment of city-owned parcels.

Parcel Inventory and Assessment

11845

The project began with a comprehensive inventory of parcels owned by the City of Gardner. Geographic Information System (GIS) data were provided to the consultants, who then organized the data and developed a series of maps to be used over the course of the project. As of 2026, the City owned 220 parcels. These parcels are very diverse in their location, size, and condition. For example, the parcel sizes range from 0.01 acres to 205.24 acres.



Parcel Inventory and Assessment

The consultants performed used readily available information to perform what is often referred to as a "desk top analysis." This work helps to start organizing parcels by characteristic and provides filters to sort parcels in a database format. Data attributes that were attached to each parcel in GIS include:

- **Size** – Acreage of the site.
- **Geometry** – A general description of the parcel geometry. The shape of a parcel can affect how easy or difficult it may be to develop. For example, long, thin parcels may be more difficult to develop than a parcel that resembles a square. This data field included a general description of the parcel geometry.
- **Access** – A general description of how the parcel might be accessed (e.g., name of the street) or whether it did not have any identifiable access point.
- **Zoning** – The base zoning district(s) associated with the parcel.
- **Utilities** – Whether there is access to public water supply and/or sewer service.
- **Proximity to Contamination** – The presence of any reported contamination on the site or nearby.
- **Proximity to Amenities** – General proximity to amenities like basic services or recreation.
- **Neighboring Uses** – The types of uses surround the site (e.g., residential, commercial, etc.)
- **Environmental Constraints** – The presence of streams or wetlands.
- **Site Conditions** – General description of whether the site is cleared, has buildings, is forested, etc.
- **ROW for Existing Trails** – The presence of existing right of ways on the site (e.g., for utilities, railways, etc.)
- **Urban Renewal Area/Special Districts** – Whether the site is located in the established Urban Renewal Area of other special/overlay districts.
- **Part of a Cluster of Parcels** – Whether the individual parcel is connected to other city-owned parcels, potentially increasing the size of a future development opportunity.

Once each of these data descriptions was included in the database, the consultant team filtered and sorted the data to isolate parcels that would be worth closer examination. Site reconnaissance was performed and further discussion with City staff was used to further screen potential redevelopment candidates. Closer investigation would come in the form of financial feasibility analysis to be performed by Camoin Associates (described in detail later in the report).

Ultimately, the team selected six sites for financial feasibility analysis. One of the sites included two parcels (seven parcels total).

To set the stage for financial feasibility analysis, Camoin Associates performed a regional Market Analysis.

3

Residential Market Assessment

This section provides a description of the residential market assessment developed for the City to help determine which types of residential models might perform best from a real estate perspective.

3.1

Residential Market Assessment

Key Findings

This section synthesizes the key findings of the residential market analysis for the City of Gardner. It summarizes demographic, economic, and housing market conditions and distills them into a consolidated assessment of near-term residential development potential.

Key Findings

City of Gardner — Residential Market Study

Overview

This market profile examines residential demand conditions in the City of Gardner and the surrounding Residential Study Area in north-central Massachusetts and southern New Hampshire. The analysis draws on demographic, economic, and housing market data to assess current conditions, identify unmet demand, and provide a baseline estimate of the new residential development that Gardner can realistically support through 2030.

Demographic and Economic Context

Gardner is a slow-growth, older, and comparatively lower-income community. Population grew a modest 6% between 2010 and 2025 — below regional and state rates — while the number of households grew at a faster 9% pace, driven by steadily declining household sizes. By 2030, population is expected to remain essentially flat while households continue to edge upward, putting ongoing pressure on housing supply even in the absence of meaningful population growth.

The city's median age of 42.5 exceeds both its region (41.9) and the state (40.6), with nearly 30% of residents aged 60 and over. This aging profile is the defining demographic characteristic of near-term housing demand — pointing strongly toward smaller, lower-maintenance, walkable housing over larger family-oriented products.

Gardner's median household income of $66,000 is roughly 37% below the state median of $105,000 and 28% below the regional figure of $91,000. Nearly 38% of households earn less than $50,000 annually, compared to 26% regionally. This income gap constrains the depth of market-rate demand for housing at higher price points and reinforces the importance of affordable and workforce housing programs in making new development financially feasible for a significant portion of the city's population.

Total employment in Gardner gained just over 6% in total jobs over the past decade — outpacing the pace seen by the state — and is expected to add an additional 4% more jobs through 2035. Healthcare and government are the two primary anchors of the local economy, together adding nearly 1,000 jobs over the past decade, while manufacturing, retail, and information services have continued to contract.

Key Findings

Housing Market Conditions

Gardner's housing stock reflects its economic character with mostly modestly priced, predominantly year-round units, and a higher renter share (39%) than both the region (28%) and the state (34%). The single-family market is exceptionally tight, with the median sale price more than doubling over the past decade to approximately $390,000, and the for-sale home market averaging just 1.5 months of supply. Market-rate multifamily units are similarly constrained, with a vacancy rate of just 1.6%, roughly half the regional rate of 3.0%, and average monthly rents rising 12% since 2020 to roughly $1,340.

Despite these demand signals, new development has been nearly absent. Gardner recorded zero multifamily deliveries between 2021 and 2025, and its only multifamily project of the past decade was the 51-unit Lofts at 30 Pine, completed in 2015. Single-family permitting has similarly declined sharply from a peak of roughly 40 permits per year in the early 2000s to fewer than 10 per year in the most recent years tracked — the lowest levels in over two decades.

Cost burden is a significant concern. Approximately 39% of all Gardner households are cost-burdened — spending more than 30% of income on housing — a rate that exceeds both the regional and state proportions. More critically, over 1,600 households (19%) are severely cost-burdened, spending half or more of their income on housing. Renters bear the greatest strain, with 28% falling into the severely cost-burdened category.

Near-Term Development Demand

The broader regional Residential Study Area is projected to generate demand for well over 2,500 new housing units between 2025 and 2030, driven by a combination of new household formation and the replacement of housing lost from the stock. Based on Gardner's current share of regional owner-occupied (8%) and renter-occupied (14%) units, the city's proportional baseline demand is estimated at about 255 new units through 2030 — approximately 130 for-sale and 125 rental.

This 250-unit figure is a baseline estimate. A more proactive development and marketing strategy — leveraging the city's cultural amenities, affordability relative to eastern Massachusetts, and available incentive programs — could position Gardner to capture demand above and beyond its current market share.

Notably, an aging population means that, over the coming five years, household growth projected for the region will be dominated by households aged 55 and over, which account for 88% of the increase in total households. Across all income levels, this cohort is driving demand for right-sized, walkable, low-maintenance housing — the type of product best suited to Gardner's downtown and near-downtown environment.

Key Findings

Household growth for Gardner beyond these projections, however, could be spurred by an increase in for-sale units priced at a level that would be affordable to younger families looking to move away from higher-cost areas such as Worcester and Fitchburg.

Gardner's relative price position creates an opportunity to attract first-time buyers and younger households priced out of newer or higher-cost markets. Capturing this demand will depend on the delivery of modestly sized, efficiently designed for-sale homes that can be offered below prevailing prices in the stronger growth centers of the study area and broader Worcester County. This type of increased capture of overall regional growth in demand can then supplement the already projected demand from downsizing households.

Development Activity and Pipeline

The near-term pipeline within Gardner is limited to two for-sale subdivision projects — West Broadway (32 duplex units, in permitting) and Pearl Street (46 mixed units, in permitting). No multifamily projects are currently planned within the city, even as surrounding communities — particularly Fitchburg, Westminster, and Leominster — have active pipelines totaling nearly 600 units. The absence of recent multifamily development activity in Gardner, in the face of exceptionally low vacancies, suggests that rental rates, although posting recent increases, are still not sufficiently high to warrant this type of new construction. That said, developers are also advised to explore all available subsidies and cost offsets to bring financial feasibility to their multifamily projects.

Notably, recent changes to local zoning ordinances now make building out accessory dwelling units (ADUs) allowable by right. It is yet to be seen to what degree this spurs the addition of new units within the city.

Market Scan Conclusions

Gardner possesses the demographic demand, the physical assets, and the financial tools to support meaningful new residential development. New production, however, remains elusive. The data point to unmet demand, particularly for rental housing and right-sized ownership products oriented toward older households, which is real, growing, and currently being absorbed by other communities in the region. A focused and proactive development strategy, paired with targeted outreach to developers and continued investment in downtown amenities, represents the clearest path to reversing Gardner's long-term decline in housing production and capturing a greater share of near-term regional household growth.

Key Findings

Site-Specific Opportunities

The report profiles six City-owned parcels identified as strong candidates for residential development based on zoning, physical conditions, infrastructure access, and proximity to amenities. Sites range from small infill locations to larger, infrastructure-intensive tracts, supporting a mix of housing types. Infill parcels are best suited to single-family homes or 2–4 unit rentals, while larger sites such as Stone Street and Eaton Street can accommodate subdivisions, townhouses, or limited multifamily. Key constraints — including slope, environmental factors, utilities, and zoning — underscore the need to align each parcel with an appropriate development program.

Site-Specific Financial Feasibility Modeling

Financial modeling indicates that residential development in Gardner is feasible when projects are modest in scale and aligned with local pricing. For-sale products — especially starter homes and townhouses — consistently achieve acceptable returns, even with infrastructure costs spread across units. Larger multifamily projects, however, are not viable under current conditions due to the gap between construction costs and achievable rents. Small-scale rental infill (2–4 units) performs well across key metrics. Overall, the findings support a strategy focused on incremental, cost-conscious development rather than large-scale projects.

Next Steps

The report outlines a step-by-step framework to move City-owned parcels from analysis to disposition, with an emphasis on reducing risk and expediting delivery. Priority actions include segmenting sites by readiness, preparing developer-ready information, clarifying zoning and infrastructure requirements, and advancing targeted predevelopment work. The City's role centers on reducing uncertainty to improve developer interest and pricing. A two-track approach — advancing infill sites quickly while longer-term sites proceed in parallel — combined with performance-based disposition terms, provides a clear pathway to near-term housing production.

3.2

Residential Market Assessment

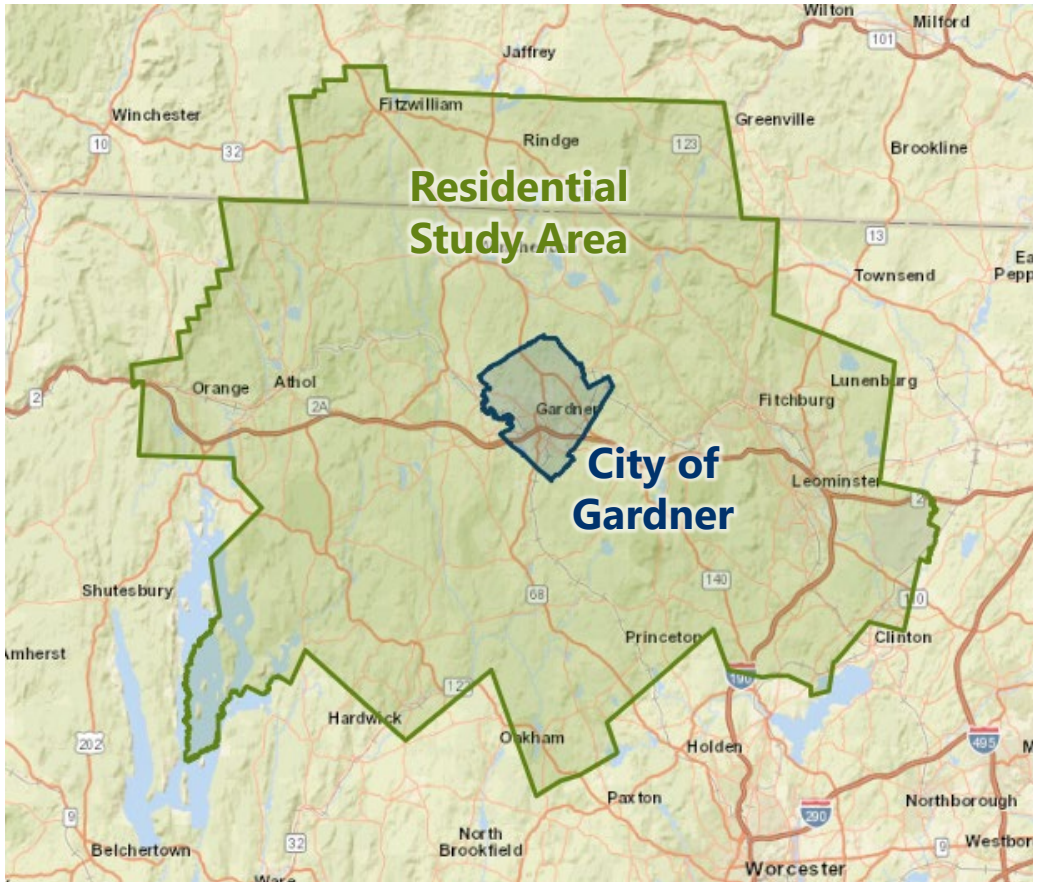
Area Overview and Baseline Conditions

This section establishes the baseline demographic, economic, and housing characteristics of Gardner and the broader Residential Study Area. It examines population trends, household composition, income, employment, and housing conditions that shape residential demand. These baseline conditions provide the context for evaluating housing needs and development opportunities in subsequent sections.

Study Areas

The following study areas are used throughout this report:

- **City of Gardner** – area within the Gardner city limits
- **Residential Study Area** – area made up of the City of Gardner plus twenty-two surrounding municipalities in north-central Massachusetts and southern New Hampshire. This larger geography captures the full competitive and demographic context within which Gardner's housing market operates — including where households currently live, where they may relocate from, and where competing residential development is occurring.



Geographies for Gardner Residential Market Area

In Massachusetts	
Ashburnham	Orange
Ashby	Petersham
Athol	Phillipston
Barre	Princeton
Fitchburg	Royalston
Gardner	Rutland
Hubbardston	Sterling
Lancaster	Templeton
Leominster	Westminster
Lunenburg	Winchendon
In New Hampshire	
Fitzwilliam	Rindge
New Ipswich	

Area Assets and Challenges

Gardner's physical and cultural assets provide a foundation for residential development appeal. The city's historic downtown, access to natural amenities, and its growing arts and cultural infrastructure create a unique identity that distinguishes the city from surrounding suburban and rural communities.

Favorable Assets

- Walkable historic downtown with intact 19th–early 20th century building stock
- Gardner Museum — regional fine and decorative arts anchor
- Mount Wachusett Community College — educational anchor and workforce pipeline
- Heywood Hospital — major employer and healthcare anchor
- Route 2 and Route 140 access — Boston commutable (about 1 hour and 15 minutes)
- MBTA commuter rail service (Fitchburg Line, 15 minutes)
- Affordable land and building costs relative to eastern Massachusetts

Local Challenges

- Employment highly concentrated in low-growth sectors such as government and healthcare
- Aging population slows labor force growth
- Gardner Public Schools system received a letter grade of “C” from Niche.com.

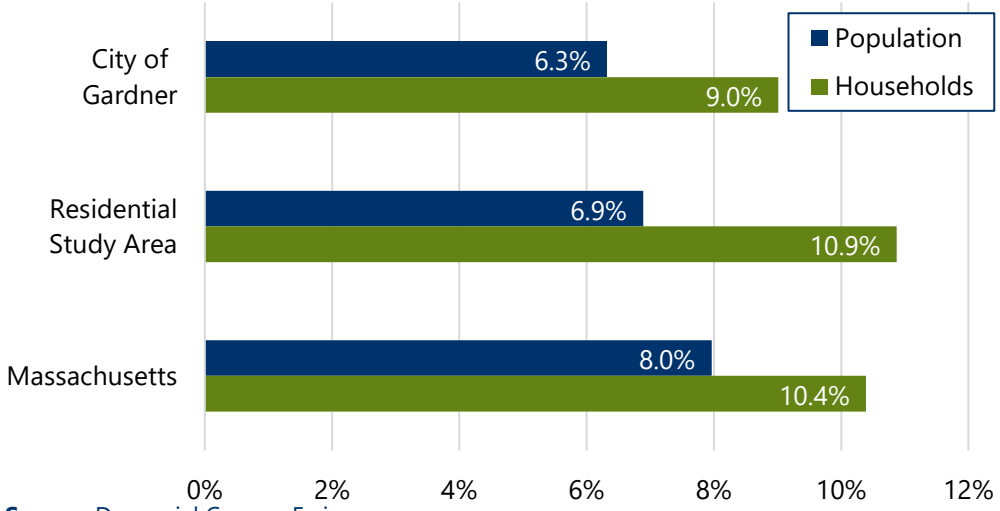
Population & Household Trends

Gardner's population grew 6.3% between 2010 and 2025 to approximately 21,500 residents, with household growth expanding at a more robust 9.0% to nearly 9,000. This differential reflects the continued decline in average household size.

Both measures lag growth in the Residential Study Area (6.9% population, 10.9% households), Massachusetts (8.0% and 10.4%), highlighting Gardner's position as a slower-growth market.

By 2030, population is projected to increase by fewer than 100 residents to roughly 21,600, while households are expected to rise by 136 to 9,100, indicating continued household formation despite limited population growth. This dynamic is reinforced by Gardner's average household size of 2.27 in 2025, below both the Residential Study Area (2.47) and the state (2.43).

Change in Population and Households, 2010-2025



Source: Decennial Census; Esri

Population and Household Trends, 2010-2030

	City of Gardner	Residential Study Area	Massachusetts
Population			
2010 Population	20,228	220,262	6,547,680
2020 Population	21,287	231,574	7,029,917
2025 Population	21,507	235,436	7,069,210
2030 Proj. Population	21,600	237,466	7,134,866
Households			
2010 Households	8,224	83,512	2,547,092
2020 Households	8,720	89,464	2,749,225
2025 Households	8,965	92,592	2,811,726
2030 Proj. Households	9,101	94,394	2,867,819
Demographics			
2025 Avg. Household Size	2.27	2.47	2.43
2025 Med. Age	42.5	41.9	40.6
2025 Med. Household Income	$66,328	$91,147	$105,410

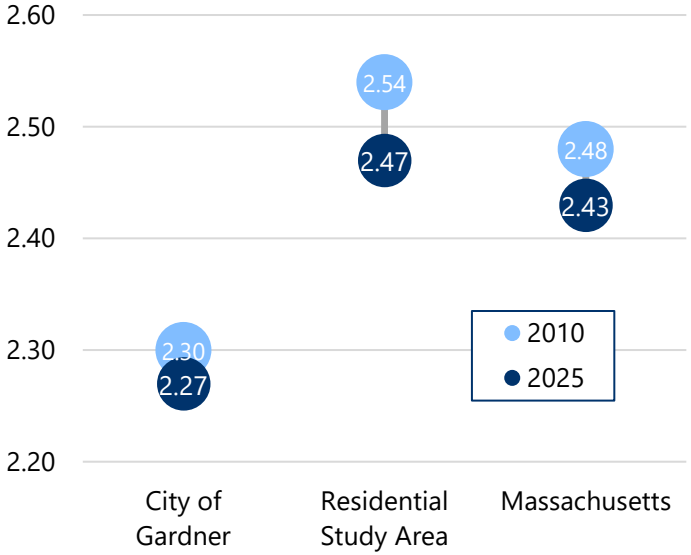
Source: Decennial Census; Esri

Household Size & Composition

Gardner's household structure is skewed toward smaller households, with 32% single-person households and 36% two-person households, both above regional and statewide levels. In contrast, only 14% of households have four or more people, compared to roughly 21% in both the Residential Study Area and Massachusetts. With average household size at such an already low level, it remained essentially flat from 2010 to 2025, dipping only slightly as compared to the larger declines seen throughout the broader geographies.

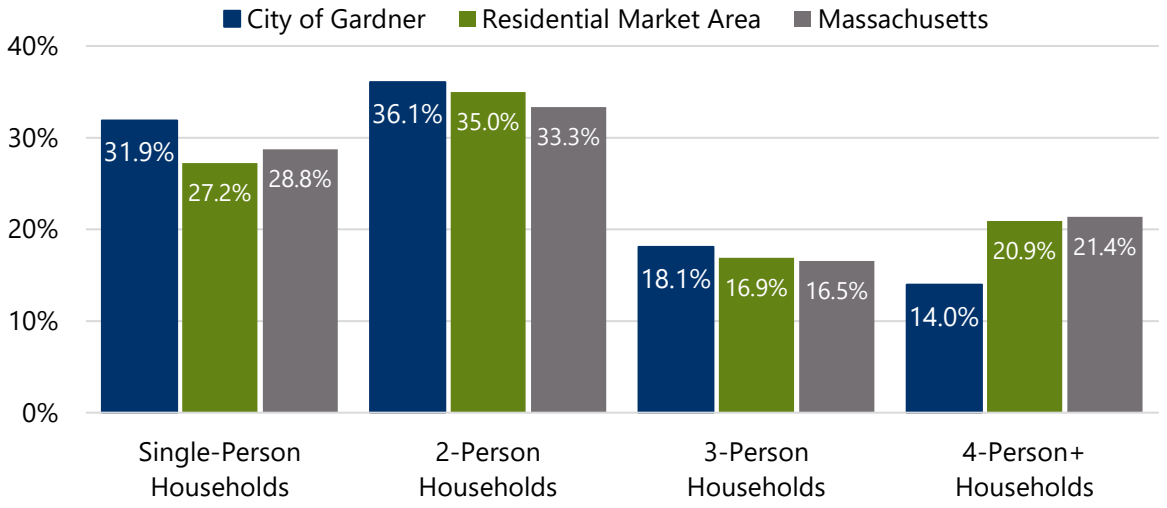
The distribution of households by size will call for new residential development to be oriented toward smaller unit formats, including studios, one-bedroom, and compact two-bedroom units. Larger, family-oriented housing plays a comparatively limited role in the City's near-term development profile.

Average Household Size



Source: Decennial Census; Esri

Share of Households by Household Size, City of Gardner, 2014-2024



Source: US Census ACS 5-Year Data

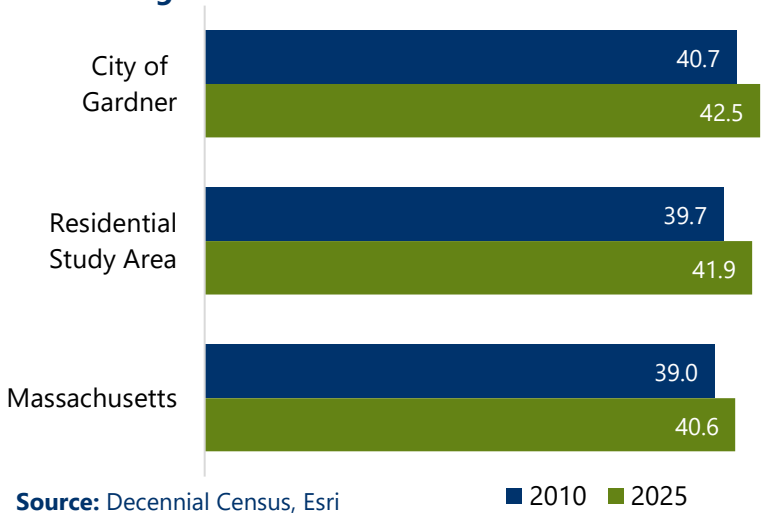
Age Profile

Gardner's population is older than both the region and the state, with median age increasing from 40.7 in 2010 to 42.5 in 2025, exceeding both the Residential Study Area (41.9) and Massachusetts (40.6). The population is increasingly concentrated in the older cohorts, with nearly 30% aged 60 and over, well above benchmark levels.

This aging trend serves as a notable driver of housing demand. It points toward the need for downsized, lower-maintenance housing options that are accessible, well-located, and aligned with the preferences of active and aging households.

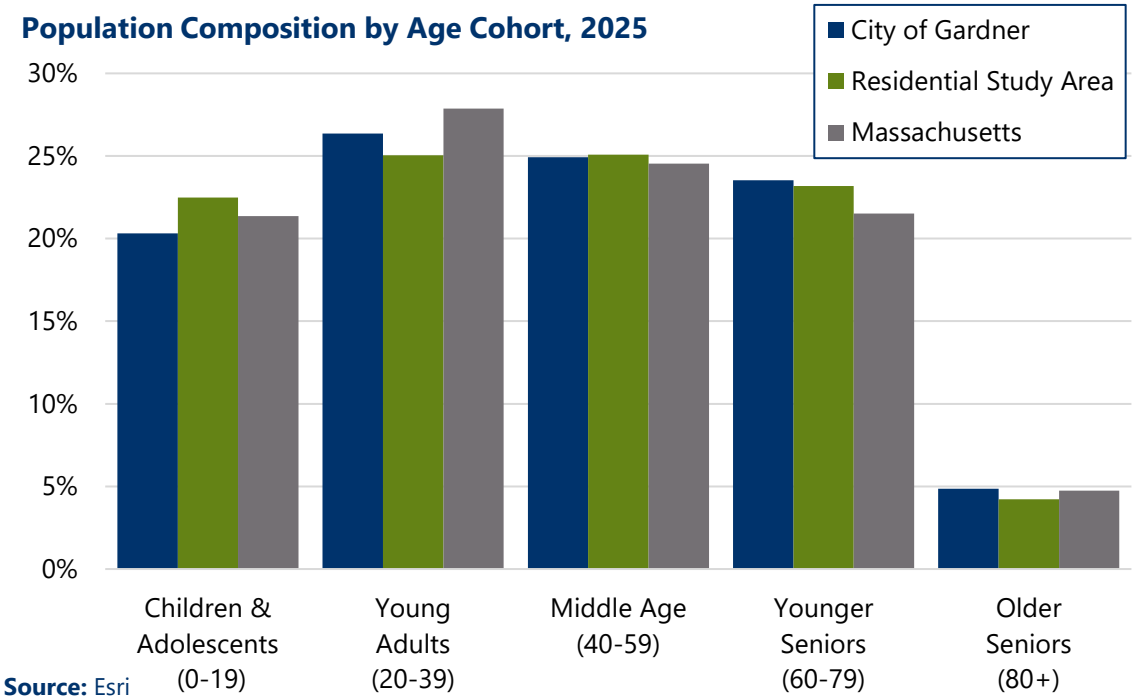
A somewhat higher proportion of young adults (aged 20 to 39) may provide an opportunity for for-sale homes.

Median Age



Source: Decennial Census, Esri

Population Composition by Age Cohort, 2025



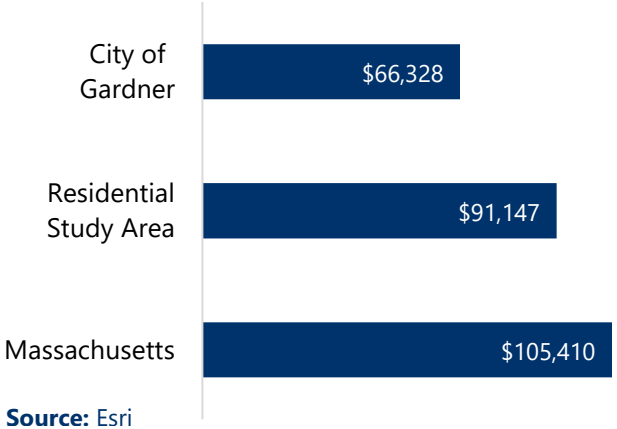
Source: Esri

Household Income & Affordability

Gardner's median household income of $66,000 stands significantly below the Residential Study Area ($91,000) and Massachusetts ($105,000), creating a substantial constraint on housing affordability and pricing. This relatively modest level of income is reflected in the distribution of households by income bracket, which is notably skewed toward the lower brackets, with 38% of households earning under $50,000, compared to 26% regionally. Meanwhile, only 14% earn above $150,000, roughly half the regional share.

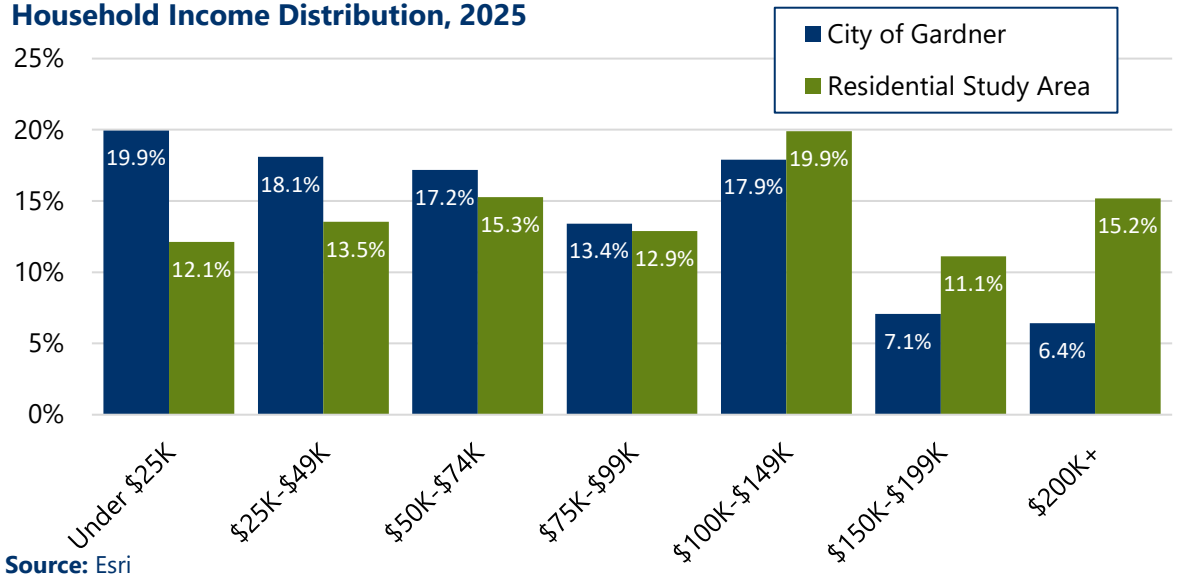
This income profile limits the depth of demand for higher-end market-rate housing. Rather, it focuses demand on the need for workforce and affordable housing, particularly in the $700 to $1,400 rental-rate range. It also underscores the importance of subsidy programs such as LIHTC and Chapter 40B in supporting financially viable development.

Median Household Income, 2025



Source: Esri

Household Income Distribution, 2025



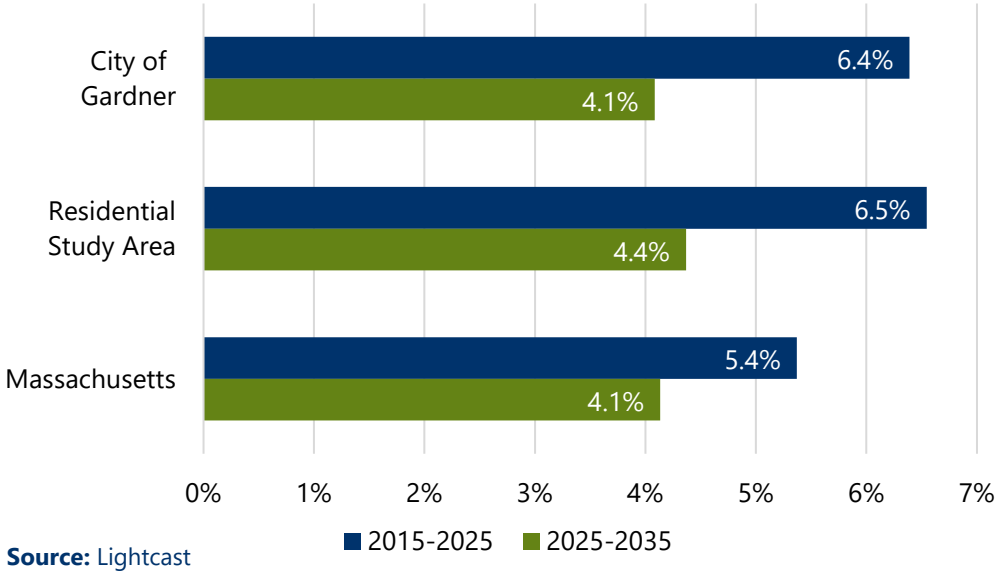
Source: Esri

Employment Trends

Following on from the overall decline in total employment during the pandemic, the City of Gardner has subsequently bounced back, posting a net job gain of over 6% over the past decade, on par with the broader Residential Study Area. This outpaced the statewide increase, which registered a more modest 5% gain.

The entire region is entering a phase of more modest job creation over the coming decade. Moving forward, the city is projected to show a moderate 4% gain in employment from 2025 to 2035. This recovery is in line with overall job growth in the broader region and the state.

Historic and Projected Employment Growth by Geography - Percent



Source: Lightcast

Employment Sectors

The strongest-performing sectors over the past decade include: i) healthcare, anchored by Heywood Hospital and the expansion of its mental health services, and ii) government, supported by Mount Wachusett Community College and the North Central Correctional Institution. Combined, these two sectors added nearly 1,000 jobs to the city, though those gains were partially offset by notable declines in manufacturing, retail, information services, and administrative services. Looking ahead, healthcare and government are projected to remain sources of stability, even as softness in manufacturing, retail, and other declining sectors continues to weigh on the broader local economy.

Employment Base by 2-Digit NAICS Sector - City of Gardner

NAICS		Jobs			Change in Jobs		2025 Avg.
Code	Description	2015	2025	2035	2015-2025	2025-2035	Earnings Per Job
11	Ag, Forestry, Fishing, Hunting	32	24	25	-8	1	$40,367
21	Mining, Quarrying, Extraction	2	1	0	-1	0	$158,223
22	Utilities	48	33	49	-14	16	$187,839
23	Construction	235	269	267	34	-2	$79,549
31	Manufacturing	1,254	1,100	1,089	-155	-10	$98,245
42	Wholesale Trade	62	42	40	-19	-2	$113,855
44	Retail Trade	1,167	1,076	1,049	-91	-27	$50,311
48	Transport & Warehousing	149	109	109	-40	0	$61,000
51	Information	80	28	20	-52	-8	$128,105
52	Finance & Insurance	105	116	112	11	-4	$110,192
53	Real Estate & Rental/Leasing	63	77	75	14	-3	$85,158
54	Prof, Sci, Technical Services	186	185	194	-1	10	$99,610
55	Mgmt of Companies	20	11	6	-9	-5	$149,214
56	Admin/Support & Waste Mgmt	186	124	137	-62	13	$55,181
61	Educational Services	169	213	222	43	9	$33,683
62	Health Care & Social Assistance	2,419	2,843	3,094	425	251	$101,708
71	Arts, Entertainment, Recreation	78	81	83	3	2	$38,454
72	Accomm & Food Services	770	792	792	22	0	$38,445
81	Other Services	748	782	801	34	19	$45,324
90	Government	2,859	3,404	3,608	546	204	$89,825
	Total	**10,632**	**11,311**	**11,773**	**679**	**462**	**$81,637**

Source: Lightcast

3.3

Residential Market Assessment

Housing Market Opportunity Profile

Gardner's housing market reflects its broader economic profile, characterized by modest pricing, a mix of owner- and rental-housing, and limited recent development activity. Multifamily supply is constrained, and production has not kept pace with demand.

This section evaluates current conditions and translates regional growth trends into a realistic estimate of demand for Gardner. The data indicate that while demand exists – particularly for rental and downsized-ownership housing – the market has not been delivering sufficient new units to meet that demand.

Housing Tenure & Inventory

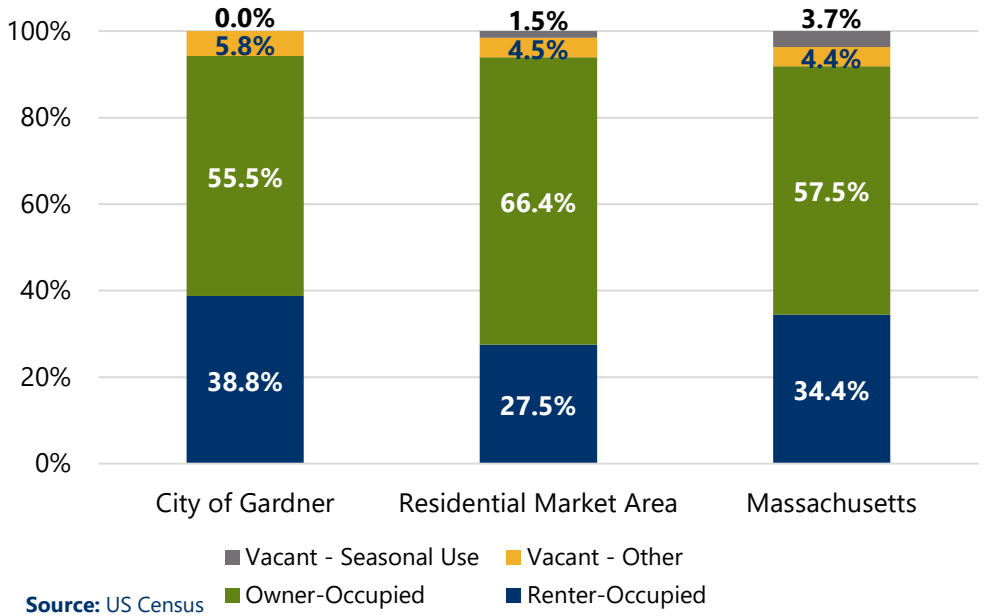
Gardner's housing stock includes 56% owner-occupied units and 39% renter-occupied units, the latter exceeding both regional (28%) and statewide (34%) levels. This reflects a more urbanized housing mix relative to surrounding communities. Seasonal vacancy is effectively 0%, as the market functions almost entirely as year-round housing.

The City's 6% vacancy rate, as reported by the Census Bureau, stands slightly above regional and statewide levels, and could indicate an excess of aging or transitional housing stock. This represents a potential opportunity for rehabilitation and infill development, particularly in established neighborhoods.

Note also that market-rate multifamily vacancy (as reported by CoStar) is extremely tight at 1.6%, indicating that functional, habitable multifamily units are in short supply

For purposes of this review, "Other Vacant Units" include those that are for rent or for sale, rented or sold but not yet occupied, undergoing renovation, are used for storage, are under foreclosure or other legal proceedings, or are abandoned.

Housing Units by Use Type, 2024



Source: US Census

Share of Housing Units by Use Type, 2024

	City of Gardner	Residential Market Area	Massachusetts
Renter-Occupied	38.8%	27.5%	34.4%
Owner-Occupied	55.5%	66.4%	57.5%
Vacant - Other	5.8%	4.5%	4.4%
Vacant - Seasonal Use	0.0%	1.5%	3.7%

Source: US Census ACS 5-Year Data

Housing Cost Burden

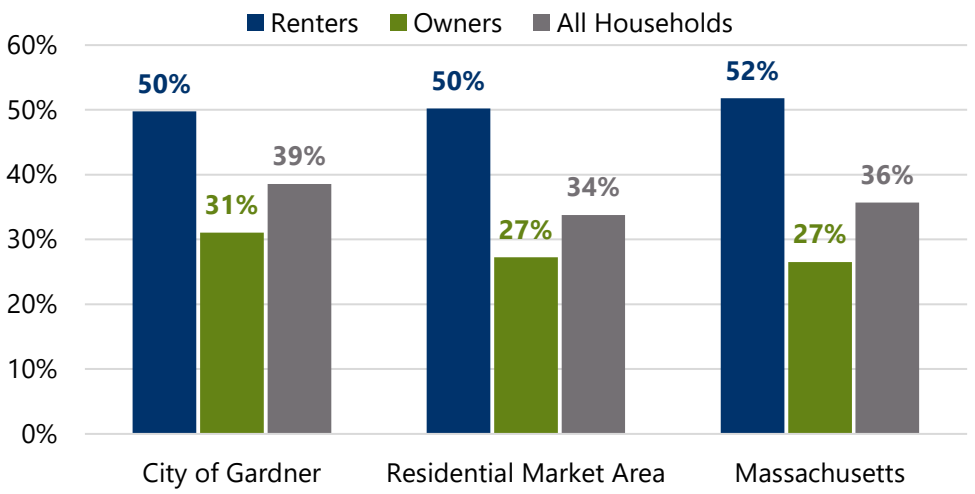
Households are considered cost burdened when more than 30% of their income is dedicated to paying for their home, leaving less for other necessities such as food and medical expenses. A total of 39% of all households in Gardner register as cost-burdened, a proportion notably above the regional rate of 34% and the statewide rate of 36%.

By type of residency, half of all renters in City of Gardner are cost-burdened — a proportion on par with the region (50%) and state (52%). Meanwhile, the rate of owner cost burden registers 31% compared to just 27% for both the region and the state.

In City of Gardner, more than 1,600 households are considered Severely Cost-Burdened, meaning they spend over 50% of their income on housing, accounting for 19% of all households. While a significant share of owners fall into the category of being severely cost-burdened (12%), well over one-quarter (28%) of renters see this level of financial strain.

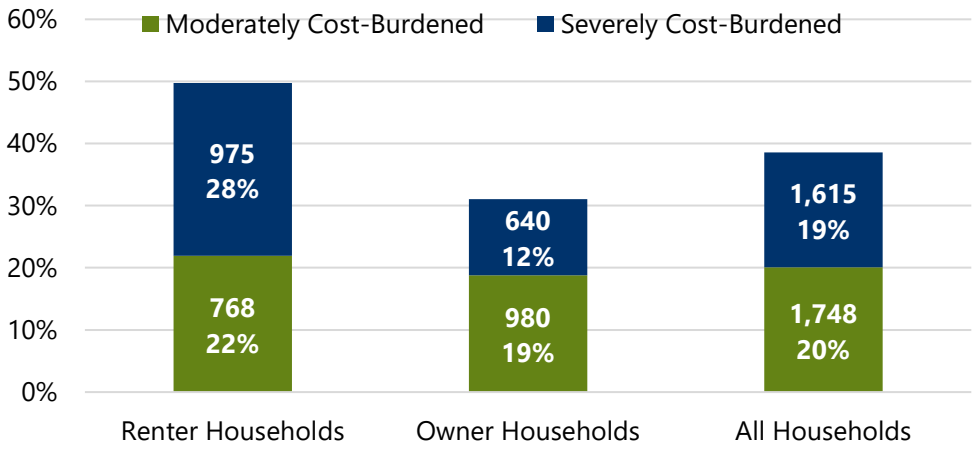
These elevated cost-burden levels — particularly among renters — highlight the need for mixed-income development approaches and the use of state, local, and federal subsidy programs to bridge the gap between achievable rents and development costs.

Share of Cost Burdened Households by Tenure, 2024



Source: US Census ACS 5-Year Data

Cost-Burdened Households by Tenure, City of Gardner, 2024



Source: US Census ACS 5-Year Data

Multifamily Market – Study Area Context

Gardner's multifamily market includes over 1,900 units across 68 buildings. Availability is exceptionally tight with a vacancy rate of just 1.6% in 2025, as compared to 3.0% regionally. Given this limited availability, rents have increased from roughly $1,200 to $1,350 (+12%) over the past five years. Note, however, that this is well below the 28% gain seen throughout the broader region.

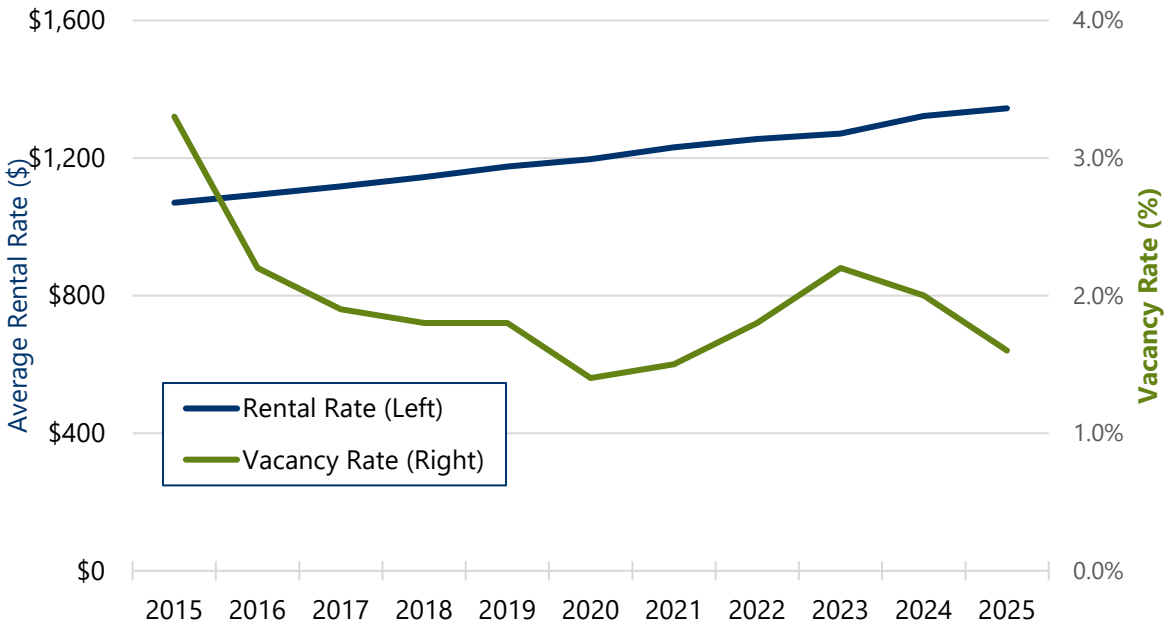
At the same time, there have been no new multifamily deliveries between 2021 and 2025, and absorption has been effectively flat. This combination of rising rents, low vacancy rates, and no new supply signals the likelihood of significant unmet demand for rental housing for the city.

Multifamily Market Dynamics

Metric	City of Gardner	Residential Study Area
Current Inventory		
Buildings	68	440
Units	1,924	11,215
Vacancy		
2025 Vacancy Rate	1.6%	3.0%
2020 Vacancy Rate	1.4%	2.0%
Change 2020 to 2025	0.2%	1.0%
Rent (Per Unit)		
2025 Rental Rate	$1,344	$1,514
2020 Rental Rate	$1,196	$1,187
Change 2020 to 2025 ($)	$148	$327
Change 2020 to 2025 (%)	12.4%	27.5%
Net Absorption (Units)		
2021-2025 Total Net Absorption	(2)	299
Deliveries & Pipeline (Units)		
2021-2025 Total Deliveries	0	463

Source: CoStar

Multifamily Market Dynamics - City of Gardner



Source: CoStar

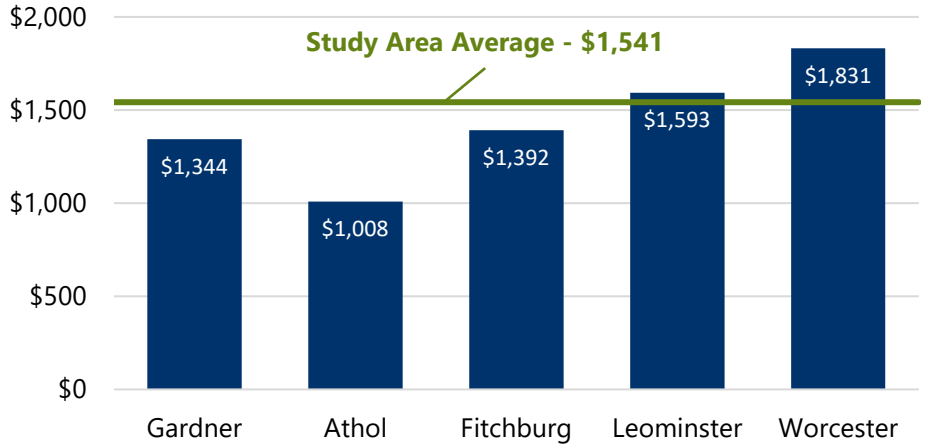
Multifamily Market – Local Market Comparison

Gardner stands as a relatively affordable alternative to several other communities in the area with rental rates somewhat below those of Fitchburg and well below what is found in Leominster or Worcester. Athol registers notably lower rates which is likely the case with other towns farther from the larger employment area.

New development activity has varied widely among sampled locations with Fitchburg and Leominster each adding 7% to 8% of their total stock of multifamily units within the past decade. This is outdone by Worcester, however, with a 12% share of their inventory constructed since 2016.

This newer development (or lack there of) is generally reflected in reported vacancy rates. The significant additions in Worcester and Fitchburg have left their unoccupied stock near the statewide average of 5%. Limited development in Gardner and Athol leave these communities with very tight supplies of vacant units measuring 2% to 3%.

Average Rental Rates in Nearby Communities - 2025



Source: CoStar

Multifamily Metrics in Nearby Communities - 2025

	Gardner	Athol	Fitchburg	Leominster	Worcester
Inventory (units)	1,924	541	2,886	4,121	20,689
Average Rental Rate	$1,344	$1,008	$1,392	$1,593	$1,831
Vacancy Rate	1.6%	3.3%	4.7%	1.9%	4.9%
Total 10 Year Deliveries	0	6	228	295	2,514
Percent of Total Stock	0.0%	1.1%	7.9%	7.2%	12.2%

Source: CoStar

Single-Family Home Sales – Study Area Context

Gardner's single-family home market started becoming tight prior to the pandemic, and with limited new additions to the total stock of homes (see "Permitting" slide), available units for sale remain exceptionally limited. This is reflected in the months supply of available homes which dropped below 2 months in 2019 and registered a mere 1.5 in 2025. Similarly, the number of days a typical unit remains on the market continues to hold at a reduced level through last year.

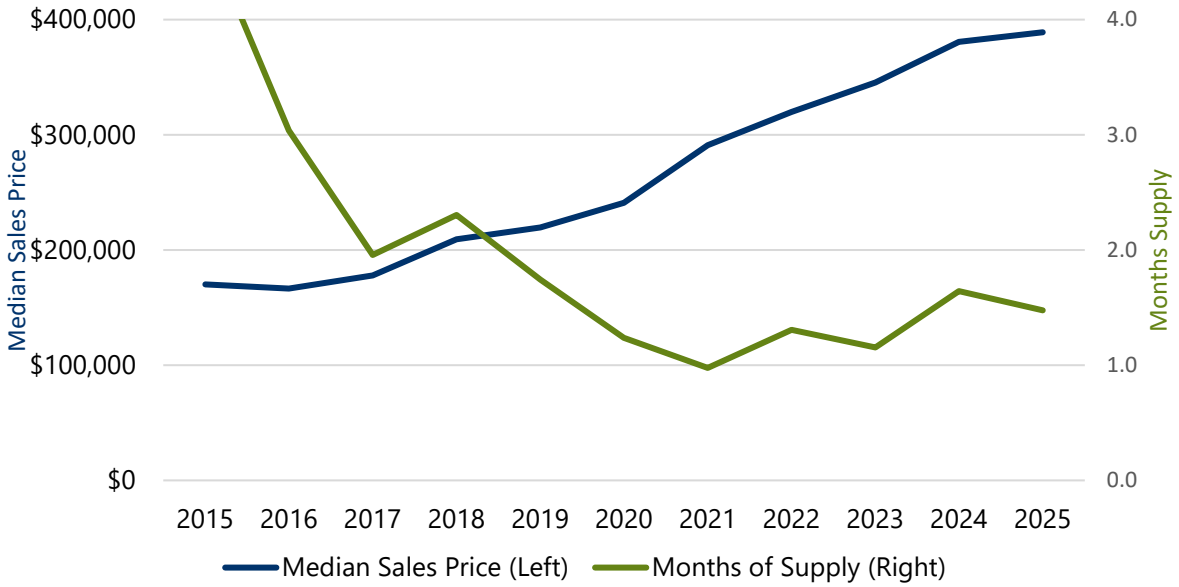
Meanwhile, demand has remained sufficiently strong to consistently push prices higher throughout the past decade. At roughly $390,000, the median sales price of a single-family home in Gardner has more than doubled over the past decade (up 129% from 2015).

Single-Family Home Metrics in Gardner

Year	Median Sale Price	Units Sold	Months of Supply	Days on Market
2015	$170,062	199	4.8	63
2016	$166,496	221	3.0	38
2017	$177,782	258	2.0	30
2018	$209,237	229	2.3	26
2019	$219,624	234	1.7	26
2020	$240,923	236	1.2	27
2021	$290,785	234	1.0	20
2022	$319,786	214	1.3	20
2023	$345,290	170	1.2	21
2024	$380,712	160	1.6	21
2025	$388,910	164	1.5	26

Source: Redfin, Camoin Associates

Single Family Home Sales Dynamics in Gardner



Source: Redfin, Camoin Associates

Single-Family Home Sales – Local Market Comparison

Similar to the multifamily sector, single-family home prices in Gardner stand notably below levels seen in some larger nearby cities. Homes in Fitchburg, Leominster, or Worcester stand roughly $30,000 to $90,000 above what is typically paid in Gardner. And across all of these communities, prices have climbed by 114% to 149% above levels seen just 10 years prior. Meanwhile, nearby Athol remains notably more affordable, with prices roughly $55,000 lower than in Gardner. This town has seen an even more pronounced increase in the cost of ownership, with prices more than tripling over the past decade — up 221%.

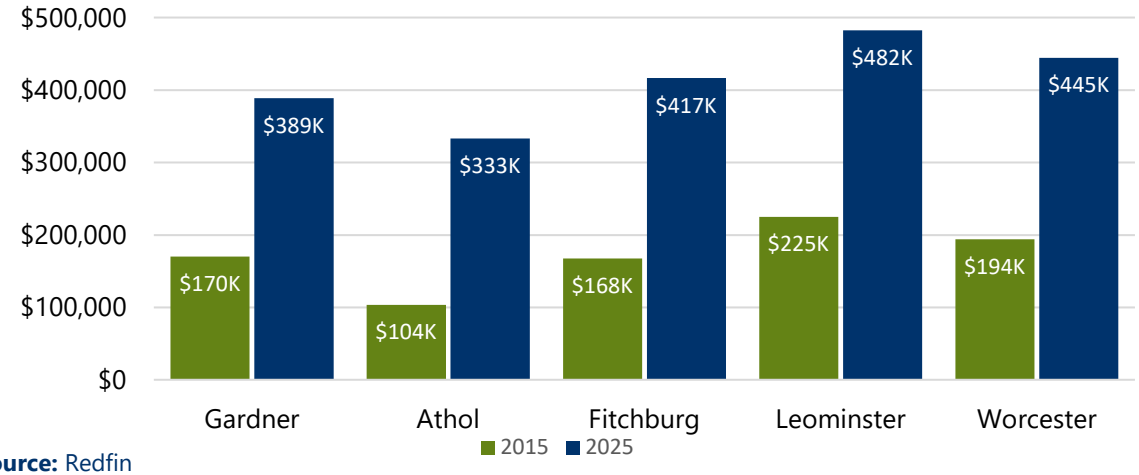
Gardner's comparatively lower price point within the region positions it as a value-oriented ownership market. However, rapid price escalation seen across all peer communities — including Gardner — suggests that affordability advantages are narrowing over time. Without an increase in new, entry-level ownership supply, price pressures are likely to persist, limiting access for first-time buyers despite Gardner's relative cost advantage.

Median Single Family Home Prices in Nearby

	2015	2025	Growth
Gardner	$170,062	$388,910	128.7%
Athol	$103,717	$333,076	221.1%
Fitchburg	$167,559	$416,684	148.7%
Leominster	$225,149	$482,357	114.2%
Worcester	$194,061	$444,692	129.2%

Source: Redfin

Median Single-Family Home Sale Prices - 2025



Source: Redfin

Multifamily Development

Across the Residential Study Area, nearly 900 multifamily units were delivered between 2015 and 2025, but this included only one project in Gardner — the 51-unit Lofts at 30 Pine (2015). Most recent development has occurred in surrounding communities and has been largely affordable or income-restricted.

Rental rates across affordable projects range from approximately $1,250 to $1,800, with market-rate projects generally in the $1,600 to $2,200 range. Note that these figures serve as a reasonable benchmark for rental rates achievable in near-term new development

Most Recent Multifamily Property Developments - Residential Study Area 2015 to 2025

Property Name	Property Address	Number Of Units	Year Built	Rental Rates	Rent Type	City
The Fitchburg Arts Community	62 Academy St	68	2025	$1,207 - $2,237	Affordable	Fitchburg
Westminster Senior Residences	6 Community Way	50	2025	$1,406 - $1,406	Affordable	Westminster
Apartments at Moran Square	10 Main St	44	2023	$1,201 - $2,115	Affordable	Fitchburg
Northgate Meadows	3000 Meadows Dr	72	2021	$1,800 - $2,282	Market/Affordable	Sterling
Baker Brook	8 Tri Town Dr	70	2021	$1,152 - $1,452	Affordable	Lunenburg
	579 South St	20	2021		Market	Fitchburg
Brooks Pond	800 Brooks Pond Rd	156	2020		Market	Leominster
Whalom Lunenburg Apts	250 Whalom Rd	120	2018	$1,424 - $1,831	Market/Affordable	Lunenburg
Ivory Keys Apartments	140 Adams St	41	2018		Affordable	Leominster
Yarn Works Apartments	1428 Main St	96	2017	$1,467 - $2,373	Market/Affordable	Fitchburg
The Lofts at City Place	108 Adams St	51	2016	$1,740 - $1,750	Market	Leominster
Stone Gate	1-40 Gamache Ln	40	2016	$1,404 - $1,604	Market	Leominster
The Lofts at 30 Pine	30 Pine St	51	2015	$1,288 - $1,617	Affordable	Gardner

Source: CoStar

Subdivision Planning Pipeline

The subdivision pipeline includes five projects across the region, two of which are in Gardner: West Broadway (32 units) and Pearl Street (46 units). These represent the only near-term residential development activity within the City, as no traditional multifamily developments are currently in the planning process.

The small scale of the current subdivision pipeline highlights how limited near-term supply additions are relative to projected demand. Even if fully built, these two projects would address only a portion of Gardner's estimated baseline housing need through 2030. This reinforces the importance of identifying additional infill, redevelopment, and small-scale ownership opportunities beyond traditional subdivisions.

Pipeline of Subdivisions - Residential Study Area

Subdivision	Units	Year (Approved / Built)	Construction Type	Town	Description / Status
West Broadway	32	2024–TBD	New Construction (Duplexes)	Gardner	16-lot subdivision with two-family homes in GR3 zone
Pearl Street	46	2025–TBD	Mixed (SF + Duplex + Quadplex)	Gardner	Fiftyfive acre site on new 3,000-ft looped road; mix of quadplexes, duplexes, and single-family lots; in permitting
Pierce Street	10+	Approved 2022	Single-Family	Leominster	Established residential corridor with recent subdivision approvals.
Bassett Street	10+	Proposed 2025	Single-Family	Leominster	Before Leominster Planning Board spring 2025; public hearing May 2025
Briarcliff Estates	20-30	2018–2022	Single-Family + Duplex	Westminster	Detached single-family homes and duplexes.

Source: Camoin Associates

Multifamily Planning Pipeline

The regional multifamily pipeline totals just under 600 units, with no projects located in Gardner. Rather, activity is concentrated in Fitchburg, Westminster, and Leominster.

The complete absence of Gardner from the multifamily pipeline — despite the exceptionally low 1.6% vacancy rate, rising rents, and a healthy level of regional demand — may be driven by the growing cost challenges facing new construction. Sharp increases in material and labor costs over the past several years have pushed the rent levels needed to justify new development beyond what the market can support. As a result, redevelopment of existing properties appears to be a more practical pathway for adding new units in the near term.

Pipeline of Multifamily Property Developments - Residential Study Area

Property Name	Address	Units	Type	Rental Rates	Rent Type	City	Description
280–288 Main St	Former Santander Bank Bldg.	35	Planned Office Conversion	N/A	Market Rate	Fitchburg	Five-story 1897 office building conversion to 35 market-rate apartments; announced January 2026.
Gateway Lofts	255 Main St	95	Planned New Construction	$1,400–$1,800	Market Rate	Fitchburg	Special permit approved for 95 market-rate apartments (35 1BR + 60 2BR) on transit-oriented site adjacent to Fitchburg Intermodal Transportation Center.
The Village Off Main	Adams St	48	Planned 40B New Construction	N/A	Affordable / 40B	Westminster	Chapter 40B proposal for two buildings totaling 48 apartments in Westminster's Village Center district; in EOHLC project eligibility process as of 2024.
Summit Estates	Sargent Rd	108	Planned 40B New Construction	$1,400–$1,800	Affordable / 40B	Westminster	Chapter 40B rental development; Project Eligibility granted March 2024; 5 buildings totaling 108 units.
86 Orchard Hill Park Dr	Adjacent to Orchard Hill Park plaza	308	Proposed New Construction	N/A	Market Rate	Leominster	308-unit proposal in 9 buildings; presented to Planning Board July 2025; significant opposition over traffic and wetland concerns with status unclear.

Source: Camoin Associates

Permitting Trends

Single-family housing permit activity in Gardner has declined sharply and persistently over the past 25 years. In the 2001–2005 period, the city issued 201 single-family permits — an average of about 40 per year. By 2021–2025, that total had fallen to just 71 permits over five years, an average of fewer than 15 per year. And for the past two years, a mere 7 permits were issued in 2024 and another 9 in 2025 — the lowest annual totals over the past two and a half decades.

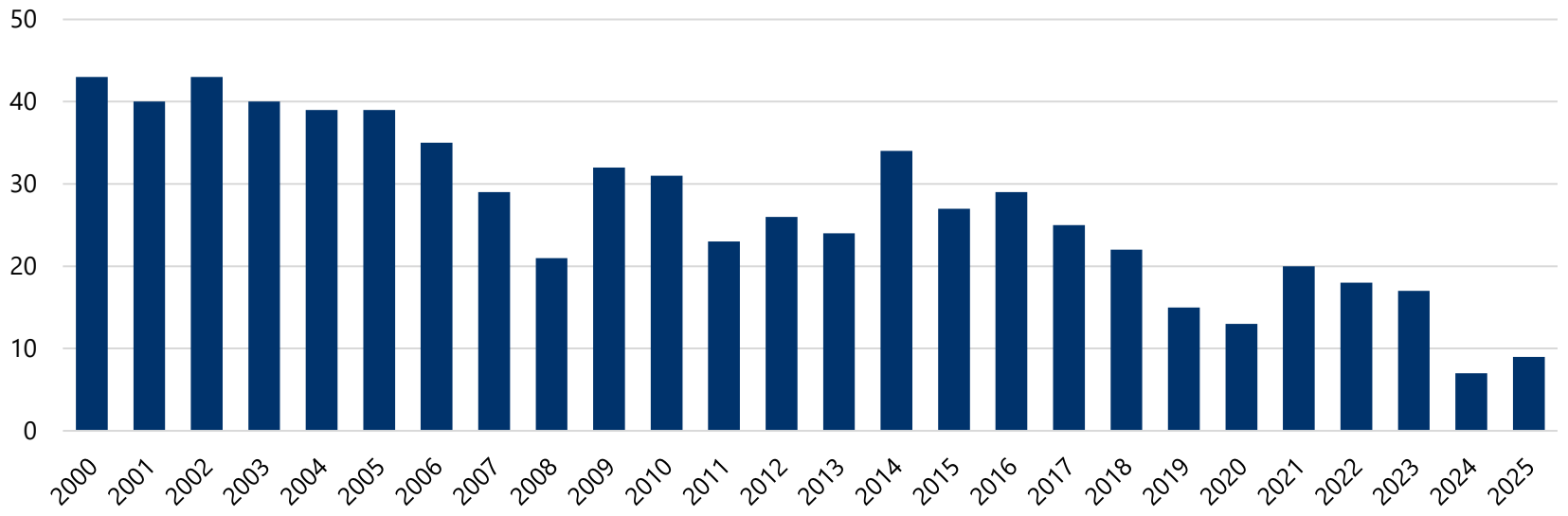
This decline, in fact, reflects broader national trends in housing production following the 2008 financial crisis and the persistent impact of rising construction costs, material shortages, and labor constraints. Planned development at the West Broadway and Pearl Street subdivisions, however, hold the promise of reversing this overall downward trend — at least temporarily.

City of Gardner - Single Family Housing Permits Issued

Timeframe	Total Permits
2001-2005	201
2006-2010	148
2011-2015	134
2016-2020	104
2021-2025	71

Source: HUD

City of Gardner - Single Family Housing Permits Issued



Source: HUD

Income and Age Dynamics

Household growth in the Residential Study Area is anticipated to be overwhelmingly concentrated among older households, with the number of households aged 55 and over expected to climb by nearly 1,600 over the coming five years as this contingent of the population chooses to age in place. This represents 88% of total growth, with a much more modest 200 or so younger households over the same timeframe. In total, the region is expected to gain a total of 1,800 new households by 2030.

This pattern holds across income levels, including strong growth among higher-income older households. The implications for residential development then call for new construction to facilitate downsizing households that value right-sized, low-maintenance living.

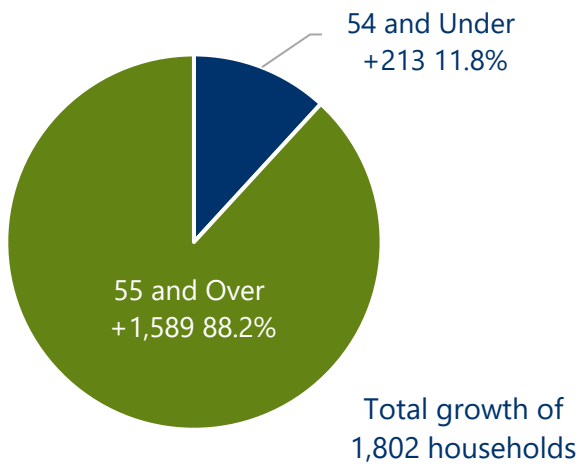
Looking forward, Gardner's ability to offer walkable, amenity-rich, appropriately scaled housing for this cohort will be central to its ability to capture regional growth.

Households by Age and Income in the Residential Study Area - 2025 to 2030

Household Income	54 and Under	55 and Over	Total
2025			
<$75,000	14,283	23,615	37,898
$75,000-$149,999	16,347	14,003	30,350
$150,000+	13,887	10,457	24,344
Total	**44,517**	**48,075**	**92,592**
2030			
<$75,000	14,268	24,382	38,650
$75,000-$149,999	16,438	14,285	30,723
$150,000+	14,024	10,997	25,021
Total	**44,730**	**49,664**	**94,394**
2025 to 2030 Change			
<$75,000	-15	767	752
$75,000-$149,999	91	282	373
$150,000+	137	540	677
Total	**213**	**1,589**	**1,802**

Source: Esri, Camoin Associates

Change in Households by Age in the Residential Study Area - 2025 to 2030



Source: Esri

Housing Demand

The Residential Study Area is projected to generate demand for 2,567 new housing units between 2025 and 2030 — 1,703 owner-occupied and 864 renter-occupied. This demand is driven primarily by net new household formation (1,802 units — see prior slide).

In addition, a modest portion of the total housing stock is lost annually as older, dilapidated, or structurally unsound buildings become too expensive to repair or renovate. US Census Bureau figures offer an estimate of these removal rates and applying these figures to Gardner's existing housing stock suggests the need to replace roughly 765 units over the coming five years simply to maintain the same level of overall inventory.

Rental demand of 864 units is concentrated at both ends of the income spectrum: households earning under $75,000 account for 552 renter units of demand (64%), while those earning over $150,000 account for 177 (20%). This bimodal pattern reflects the reality that low- and moderate-income households rely primarily on rental housing, while high-income renters constitute a smaller but growing segment of lifestyle renters.

Owner demand of 1,703 units is more evenly distributed across income tiers, with the $75,000–$149,999 bracket (401 units) and the $150,000+ bracket (596 units) accounting for the majority of ownership demand. Notably, lower-income owner demand (706 units) is also substantial, reflecting the needs of existing homeowners cycling into smaller or more affordable ownership products.

New Residential Unit Demand, Residential Study Area, 2025-2030

Income	Current Households	Share of All Households	Projected Net New Households	Annual Removal Rate	Projected Removals over 5 Years	Total Unit Demand
Renter Households						
<$75,000	17,792	46.9%	257	1.66%	295	552
$75,000-$149,999	6,447	21.2%	62	1.13%	73	135
$150,000+	1,815	7.5%	157	1.11%	20	177
Total	**26,053**	**28.1%**	**476**	**1.49%**	**388**	**864**
Owner Households						
<$75,000	20,106	53.1%	495	1.05%	211	706
$75,000-$149,999	23,903	78.8%	311	0.38%	90	401
$150,000+	22,529	92.5%	520	0.34%	76	596
Total	**66,539**	**71.9%**	**1,326**	**0.57%**	**377**	**1,703**
Total Households						
<$75,000	37,898	100.0%	752	1.33%	506	1,258
$75,000-$149,999	30,350	100.0%	373	0.54%	163	536
$150,000+	24,344	100.0%	677	0.40%	96	773
Total	**92,592**	**100.0%**	**1,802**	**0.83%**	**765**	**2,567**

Source: Esri, ACS, AHS, Camoin Associates

Residential Development Context

Demand growth throughout the region is projected to rise by roughly 2,500+ new residential units over the coming five years. Based on Gardner's current 8% share of owner-occupied homes within the Residential Market Area and 14% of renter-occupied units, applying similar proportions to the five-year demand projections yields a baseline estimate of 255 new units needed in Gardner through 2030 — 131 owner-occupied and 124 renter-occupied.

Note that this 255-unit figure represents the city's share of projected regional growth based on current proportions and may be considered a floor, not a ceiling. It is a baseline built on the assumption that Gardner maintains its current market position. To the extent that new development, improved amenities, or targeted marketing attract a greater proportion of households that might otherwise choose competing communities, Gardner could capture additional demand above this baseline level.

The near-equal split between owner and renter demand (131 vs. 124 units) is notable given that Gardner holds a higher share of renters than seen throughout the broader region. This suggests including both rental and for-sale products in any near-term development strategy, and that a focus on only one type of housing would leave a portion of overall demand unmet.

To remain consistent with local incomes, growing demand would be best met through smaller-scale formats such as duplexes, townhomes, and 2– to 4-unit buildings. This type of development can be brought to the market incrementally and at price points that are affordable to Gardner residents.

Development Opportunities for the City of Gardner -

Type of Residency	RSA Growth	Gardner Share	Gardner Growth
Owner-Occupied	1,703	7.7%	131
Renter-Occupied	864	14.3%	124
Total	**2,567**		**255**

Source: Camoin Associates

Housing Demand Segmentation

Potential demand for new residential development in the area is driven by a set of household types defined by demographic characteristics, lifestyle preferences, and housing needs. These groups illustrate the market segments most likely to be attracted to housing that aligns with the City of Gardner's scale, setting, and development objectives. The most abundant types of households as defined by Esri in Gardner include:

Moderate Metros (22.8% of Gardner Households): Moderate Metros consist of young to early middle-aged households with moderate incomes, split between renters and owners, and a mix of singles and small families. Housing demand centers on modestly priced single-family homes, townhomes, and small multifamily buildings, often built before 1990, with reasonable commuting access and functional layouts. This group supports demand for entry-level ownership and mid-priced rental housing, including two-bedroom units.

Dreambelt (16.0% of Gardner Households): Dreambelt households are predominantly middle-aged, married homeowners with higher incomes and substantial housing equity, concentrated in suburban neighborhoods. They prefer larger single-family homes with ample parking, storage, and neighborhood stability, and are generally less price-sensitive than other segments. New demand from this group is limited, but they represent strong demand for maintaining and reinvesting in existing owner-occupied housing stock rather than smaller or attached housing types.

Single Thrifties (12.6% of Gardner Households): Single Thrifties are younger, highly mobile renters, often living alone or in non-family arrangements, with relatively low incomes and high rent burden. They favor small, lower-cost rental units—such as studios, one-bedrooms, duplexes, and older apartment buildings—located near employment, services, or transit. Affordability, flexibility, and modest unit sizes are primary drivers of housing choice for this group.

Country Charm (11.7% of Gardner Households): Country Charm households are typically older, married homeowners living in low-density, auto-oriented settings, with relatively high homeownership rates and moderate household sizes. Housing preferences skew strongly toward single-family detached homes with yards, garages, and space for storage, maintenance, and hobbies. These households place less emphasis on proximity to urban amenities and more on affordability, stability, and the ability to age in place.

Development Promotion – City of Gardner

Gardner Programs for New Residential Development

Allowance of ADUs by Right: Passage of Ordinance 11704 amends local zoning to permit ADUs by-right on single-family lots.

5% Investment Tax Credit: A 5% credit against Massachusetts corporate excise taxes on qualifying depreciable assets for certified projects within Gardner's six EOAs. Standard manufacturers receive only 3% without certification.

10% Abandoned Building Tax Credit: A 10% tax credit for renovating buildings within an EOA that have been less than 75% occupied for two or more consecutive years. City verification of vacancy required prior to approval.

Tax Increment Financing (TIF): Exempts a developer from taxes on the increase in assessed value created by new development — from 0% to 100% of the increment — for a term of 5 to 20 years. Developer pays taxes only on the pre-improvement value during the TIF period.

Special Property Tax Assessment: Newly developed properties phase in to full taxation over five years: 0% in Year 1, up to 25% in Year 2, 50% in Year 3, 75% in Year 4, and 100% in Year 5. Significantly reduces carrying costs during lease-up.

Economic Opportunity Areas (EOA) in the City of Gardner:

- Colony Road
- East Gardner Industrial Park
- Fredette Street
- Lower Main Street
- Pearson Blvd to E. Broadway
- Summit Industrial Park

https://www.gardner-ma.gov/475/Incentives

Development Promotion – Massachusetts

Massachusetts Programs for New Residential Development

Affordable Housing Trust Fund (AHTF): Competitive state grants and loans for new affordable housing construction up to 110% AMI. Has supported multiple projects in Fitchburg and Leominster.

MassDevelopment Financing: Construction and permanent loans for market-rate and mixed-income projects. Used for all three Cougar Capital mill conversions in Leominster (2020–2024) and multiple Fitchburg projects.

Chapter 40B — Comprehensive Permit: Allows developers to bypass local zoning in communities under 10% affordable housing, with 20–25% of units deed-restricted. Currently active in Westminster (Summit Estates, 108 units; Village Off Main, 48 units).

Chapter 40R — Smart Growth Zoning: Enables high-density multifamily development by right in designated overlay districts, with state payments to the municipality per unit built. Not yet adopted by Gardner but available.

ADU By-Right (Affordable Homes Act, 2024): Requires all municipalities to permit accessory dwelling units by right on single-family parcels; statewide, effective 2024.

Housing Production Plans (HPP): An approved municipal housing plan that identifies a strategy for achieving housing diversity in the community. An approved plan can provide temporary safe harbor from unsolicited 40B applications when annual production targets are met; useful for cities and towns seeking to manage 40B activity.

Low Income Housing Tax Credit (State LIHTC): Pairs with the federal LIHTC to deepen affordability on income-restricted rental projects. Used at The Lofts at 30 Pine (Gardner, 2015) and Fitchburg Arts Community (Fitchburg, 2025).

Development Promotion – Federal

US Governmental Programs for New Residential Development

Federal LIHTC — 9% and 4%: Primary federal financing tool for affordable rental housing; 9% credits for new construction, 4% credits paired with tax-exempt bonds. Used at Lofts at 30 Pine (Gardner), Moran Square (Fitchburg), and Fitchburg Arts Community.

Community Development Block Grant (CDBG): HUD formula grants for housing, infrastructure, and blight removal benefiting low- and moderate-income residents. Gardner received $1.65M in 2023; used for downtown infrastructure and blight clearance at Rome Square.

Opportunity Zones (OZ): Federal capital gains tax deferral and reduction for investment in designated low-income tracts. Gardner currently includes multiple designated OZ census tracts covering much of its downtown and industrial areas.

Housing Market Opportunities - Summary

Challenges and Potential Moving Forward

Gardner's housing market reflects a somewhat imbalanced structure between sustained demand and limited new supply. Exceptionally low vacancy rates, rising rents and home prices, along with the persistence of cost-burdened households, point to unmet demand across both rental and ownership housing. Demographic trends indicate that near-term growth will be driven primarily by aging households seeking smaller, lower-maintenance homes. In addition, Gardner's relative affordability offers a secondary opportunity to attract first-time buyers priced out of higher-cost regional markets.

Despite these demand indicators, new construction has been minimal, constrained by development costs that exceed what achievable rents and prices can support. As a result, the most realistic near-term opportunities lie in redevelopment, infill, adaptive reuse, and mixed-income projects that leverage available local, state, and federal incentive programs. A coordinated development strategy that aligns zoning flexibility, financial tools, and targeted outreach can position Gardner to capture a greater share of regional housing demand while addressing affordability and long-term housing stability.

3.4

Residential Market Assessment

What We Are Hearing

Several interviews were held with prominent real estate brokers and residential developers. Their insights provide added understanding to the state of the residential development market in Gardner, its challenges, and opportunities for improvement.

Interview Commentary

Perceptions of the Local Residential Development Environment

Consensus. Interviewees broadly view Gardner as a city that has **shifted to a more pro-development posture**, with noticeably improved attitudes toward residential and mixed-use projects over the past several years. While not described as an "easy" market, Gardner is increasingly perceived as receptive, especially relative to its past reputation.

Quotes

- "Gardner is viewed as a city that has *turned a corner*, with strong momentum for modest-scale, residential-focused, and mixed-use development."
- "The city's attitude toward things has changed. We've seen a bunch of development come in."

Most Significant Barriers to Development and Challenges Facing Residential Development

Consensus. Challenges are well understood and relatively consistent across interviewees. The most significant barriers relate less to political opposition and more to process, cost, and site complexity.

Key barriers include:

- Permitting timeframes and procedural friction, particularly for projects not permitted by right.
- Environmental uncertainty, especially on former industrial or city-controlled parcels.
- Infrastructure constraints, most notably electrical capacity and transformer availability.
- High construction and rehabilitation costs, which strain project feasibility.

Quotes

- "Uncertainty around environmental conditions can deter private developers from undertaking upfront testing and remediation."
- "Multifamily development is rarely by right… it often requires multiple ZBA meetings."
- "Energy supply—getting transformers and enough electrical capacity—has become a major constraint."

Interview Commentary (Continued)

What Kinds of Projects and Types of Units Are a Good Fit for Gardner?

Consensus. Interviewees consistently emphasized modest scale, efficient residential formats rather than large subdivisions or luxury projects. Density that fits Gardner's market depth is critical and large subdivisions of single-family homes were generally viewed as mismatched with land availability and pricing dynamics.

Two-bedroom rental units emerged as the strongest product, balancing absorption speed, flexibility, and tenant stability. One-bedroom units lease quickly but turn over more often, while three-bedroom units are stickier but slower to fill. Best fit for the town include:

- Small to mid-scale multifamily (generally 6+ units)
- Duplexes and townhouses
- Condo style or detached condo developments on larger parcels
- Adaptive reuse of existing commercial or mixed-use buildings

Quotes

- "What you want in Gardner is density—if I build a house an acre, it doesn't do anything."
- "Smaller homes, neighborhood-style projects, and adaptive reuse align best with current market demand."
- "Multifamily north of six units is where the economics start to make sense."

What Is Driving the Demand?

Consensus. Demand is being driven by regional displacement and affordability pressures, combined with limited new housing supply. **Key drivers include:**

- In migration from higher cost eastern Massachusetts markets and nearby cities (Worcester, Fitchburg, Leominster).
- First-time buyers and renters are priced out of larger metro markets.
- Downsizing households and multi-generational living arrangements.

Quotes

- "People are moving further west because there's just not enough affordable housing closer to Boston."
- "We're seeing a lot of renters and buyers relocating from Worcester, Fitchburg, and even the 495 corridor."
- "Two bedrooms are hot because people are starting families but can't afford to buy yet."

Interview Commentary (Continued)

What Needs to Happen to Attract Developers?

Consensus. Interviewees repeatedly emphasized the importance of reducing uncertainty before sites are marketed. Developers are far more responsive when risk is addressed upstream. Priority actions include:

- Pre-approvals or zoning determinations for city-controlled parcels.
- Clear expectations on density, use, and process.
- Improved coordination around utilities and site readiness

Quotes

- "If the city can say 'this site supports eight units by right,' that immediately creates value."
- "Certainty is what attracts serious developers."

What Can the City Do to Promote Residential Development More Broadly?

Consensus. Interviewees emphasized that the city's role as a risk reducer and facilitator is more important than financial incentives alone. Key actions include:

- Investing in predevelopment work on priority sites.
- Streamlining and standardizing permitting where possible.
- Maintaining proactive, predictable communication with developers.

Quotes

- "City led support to reduce risk is potentially catalytic."
- "Having grading, drainage, and utilities planned out makes projects much easier to underwrite."
- "Gardner is on the right path—the key is making it easier to execute."

Interview Commentary (Continued)

What the Town Does Well in Encouraging Development

Willingness to work collaboratively on projects. Developers described the Town as generally cooperative once a project is underway, particularly for projects that reuse existing buildings or advance city goals. The Town is not viewed as reflexively oppositional.

Quotes

- "If a project makes sense, they'll approve it—it just takes time."
- "Relative to other communities, Gardner is at least trying to encourage development."

Strategic use of city-controlled sites. Interviewees acknowledged that the City and the Redevelopment Authority view publicly controlled parcels as tools to spur development and are increasingly intentional about positioning them for residential reuse.

Quote

- "The city appears pro-development, especially when projects benefit the city or involve city-controlled sites."

Interview Commentary (Continued)

Where the Town Could Do Better

Reduce uncertainty before sites are marketed. The most consistent recommendation was that the Town could do more upfront work to reduce risk. Developers repeatedly emphasized that uncertainty—rather than opposition—is the primary deterrent.

Quotes

- "Most developers want to buy approvals, not raw land."
- "A lot of parcels are mysteries—nobody knows what's there or what's allowed."

Provide clearer zoning determinations and development parameters. Interviewees noted that while Gardner may ultimately approve viable projects, the lack of by right clarity forces developers to invest time and capital before knowing whether a project will be feasible.

Quotes

- "Multifamily is rarely by right, and that adds a lot of uncertainty."
- "If the city could say, 'this site supports eight units by right,' that immediately creates value."

Accelerate and streamline permitting processes. Even supportive interviewees cited permitting timelines as a friction point. This was framed less as resistance and more as process inefficiency.

Quotes

- "Permitting timing is really the primary friction point."
- "You're going through three to six ZBA meetings on a building you don't even own yet."

Interview Commentary (Continued)

Where the Town Could Do Better (Continued)

Address infrastructure constraints more proactively. Utility capacity—especially electric service and transformers—was repeatedly identified as a limiting factor that sits largely outside municipal control but still affects feasibility.

Quotes

- "Energy supply is a major constraint—waiting on transformers can add a year or more."
- "Water and sewer matter, but power has become the bigger wildcard."

Invest in pre-development due diligence on public parcels. Environmental uncertainty was one of the most frequently cited barriers, particularly on former industrial or tax title parcels. Interviewees stressed that modest public investment in due diligence could unlock private capital.

Quotes

- "Uncertainty around environmental conditions keeps developers from even making an offer."
- "If testing and reports were already done, that would be huge."

Market city-owned properties with clearer expectations. Rather than emphasizing abstract potential, interviewees recommended marketing parcels with defined development concepts, timelines, or performance expectations.

Quotes

- "Clear development expectations would help move properties faster."

4

Site-Specific Opportunities

A collection of parcels held by the City of Gardner has been identified as being among the prime candidates for disposition. This section provides profiles of these sites.

Parcel Profiles

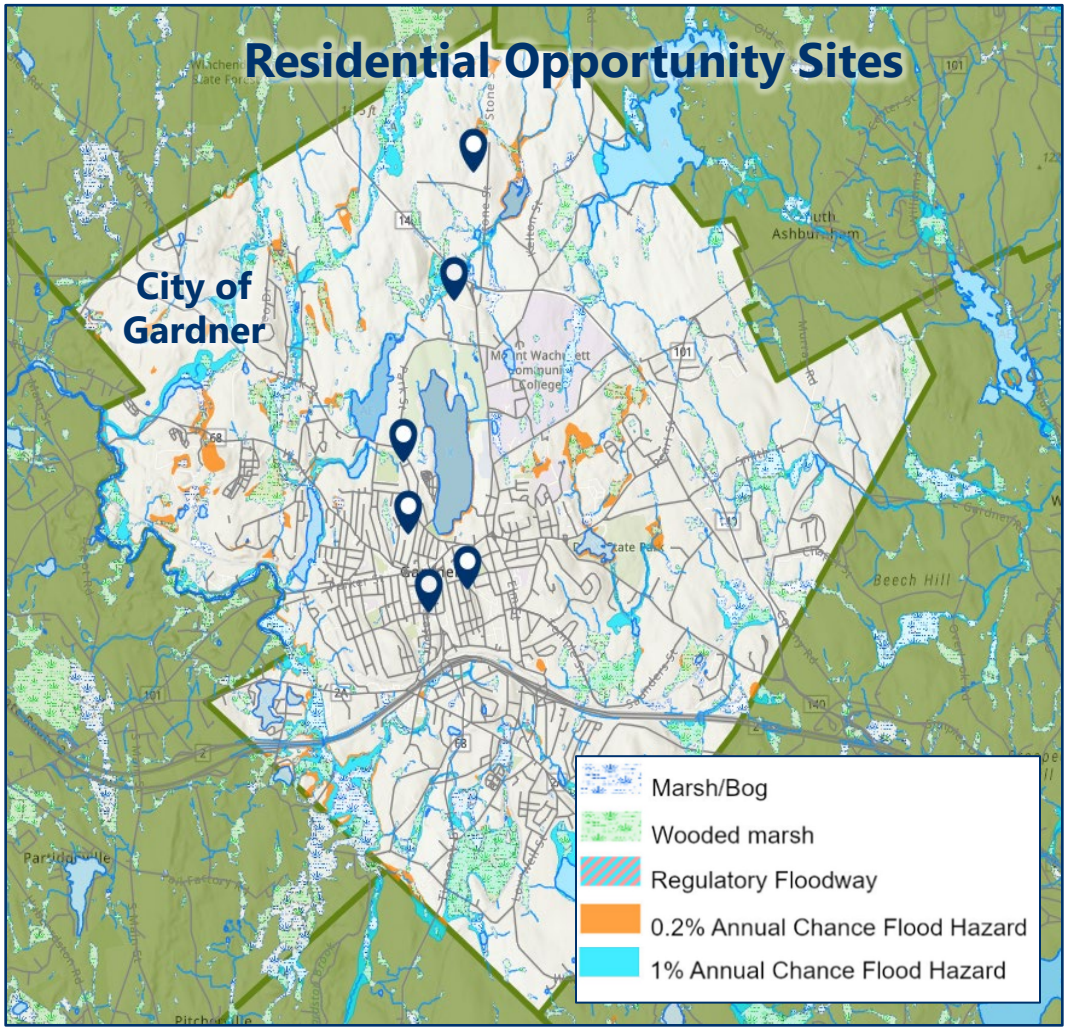
Among the many parcels held by the City of Gardner, a collection of six sites are reviewed in detail, along with the financial feasibility of possible buildout scenarios.

Criteria used in sorting out the most opportune parcels for review:

- Current zoning
- Current usage
- Steep slopes
- Proximity to wetlands and level of flood risk
- Accessibility of roadways
- Accessibility of municipal sewer and water
- Proximity to contamination
- Proximity to amenities

The ideal developable site would be relatively flat with easy access to roadways, utilities, and other amenities. It would also not be encumbered by environmental constraints such as wetlands, flood zones, or nearby contamination.

While not all the selected parcels meet all these conditions, each site does represent an area of potential development opportunities.



R42-2-2G/R42-1-10 on Stone Street

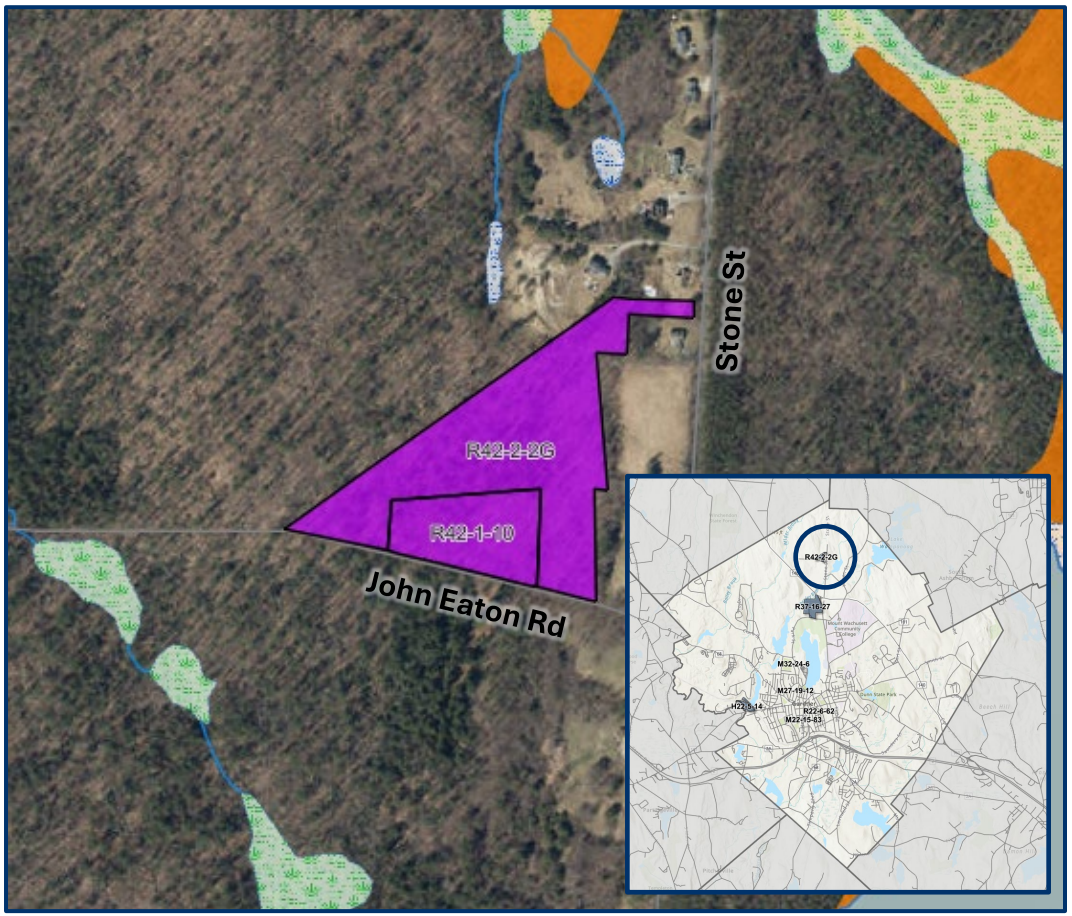
40 to 60 Medium-Density Homes (Subdivision or Cluster)

Property Overview

Size:	9.8 Acres	**Zoning:**	R2
Assessment:	$128,600	**Neighboring Zoning:**	R2
Site Conditions:	Vacant	**Utilities:**	None
Location:	**Stone St**		

Characteristics

Access:	Located along John Eaton Road and Stone Street.
Environmental Constraints:	Contains no wetlands or floodrisk areas
Proximity to Amenities:	North Central Pathway - 0.3 Miles



Characteristics: Rural and wooded requiring infrastructure improvements

- Remnants of a prior roadway exist — would require additional work to allow for development away from the frontage.
- Among the largest parcels to be reviewed, expanding options.
- Requires water and septic investment.
- Surrounding area largely undeveloped with some single-family homes along Stone St.

Opportunities: Best suited for **moderate-density rural housing**

- Modest **single-family subdivision or cluster-housing development with up to 60 units**.
- **Possibilities range from starter homes to upscale for-sale units.**

Constraints: Lack of public utilities — would need to support wells and septic systems.

R22-6-62 at 112 Grant Street

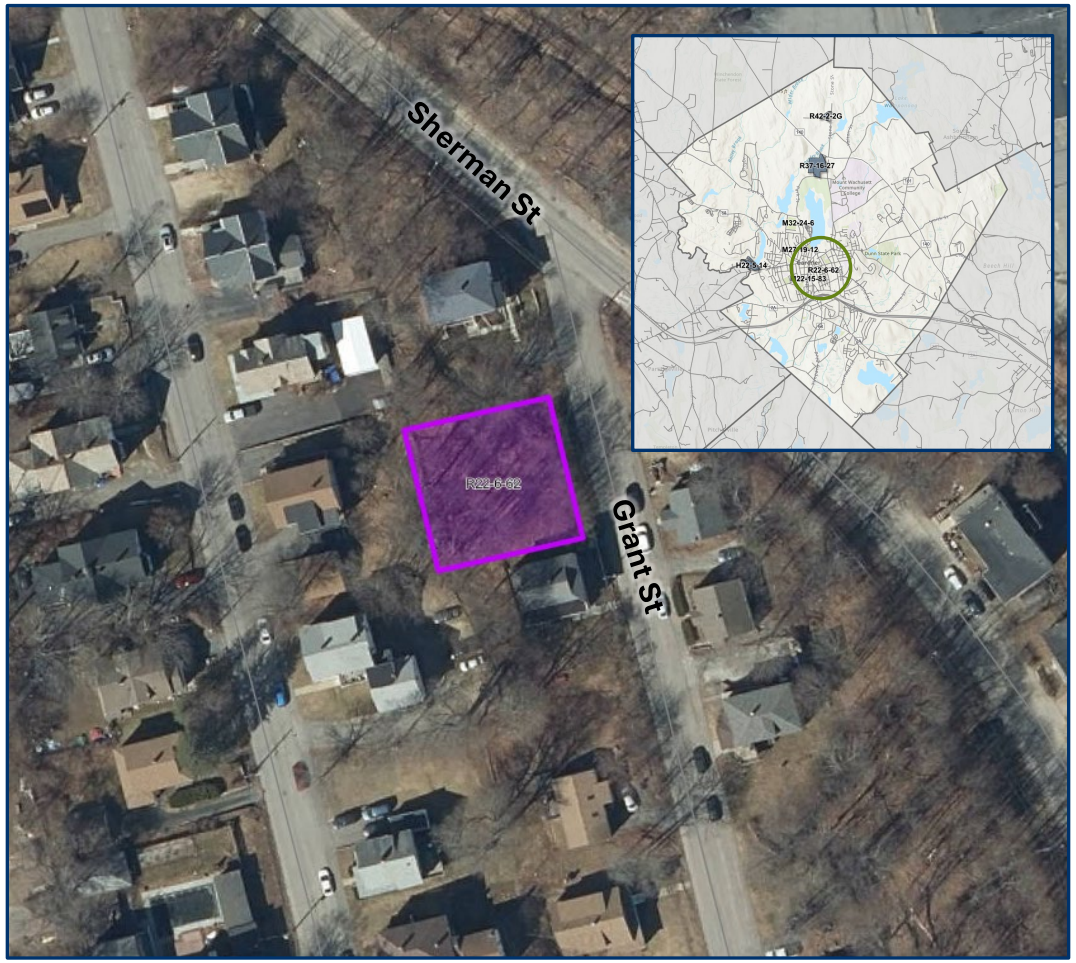
Hillside Infill: 1 Home or 2–4 Unit Rental

Property Overview

Size:	0.2 Acres	**Zoning:**	R3
Assessment	$73,300	**Neighboring Zoning:**	R3
Site Conditions:	Vacant	**Utilities:**	Water/Sewer
Location:	**112 Grant St**		

Characteristics

Access:	Access off Grant Street.
Environmental Constraints:	Contains no wetlands or floodrisk areas.
Proximity to Amenities:	Levi Heywood Memorial Library - 0.3 miles Gardner Academy/Stone Field - 0.5 miles Gardner Elementary School - 1.5 miles Several restaurants/stores within walking distance



Characteristics: Sloped, wooded lot

- Existing water and sewer lines
- Slopes down steeply South to North– would require building into hill as seen with neighboring sites
- Residential neighborhood

Opportunities: Best suited for **infill building**

- **Single-family home for-sale unit** – possibly including **ADU** — starter home due to setting
- **Rental property with two to four units** — affordable or market rate given location

Constraints: Less desirable location due to proximity to rail line and industrial properties.

M27-19-12 on Oriole Street

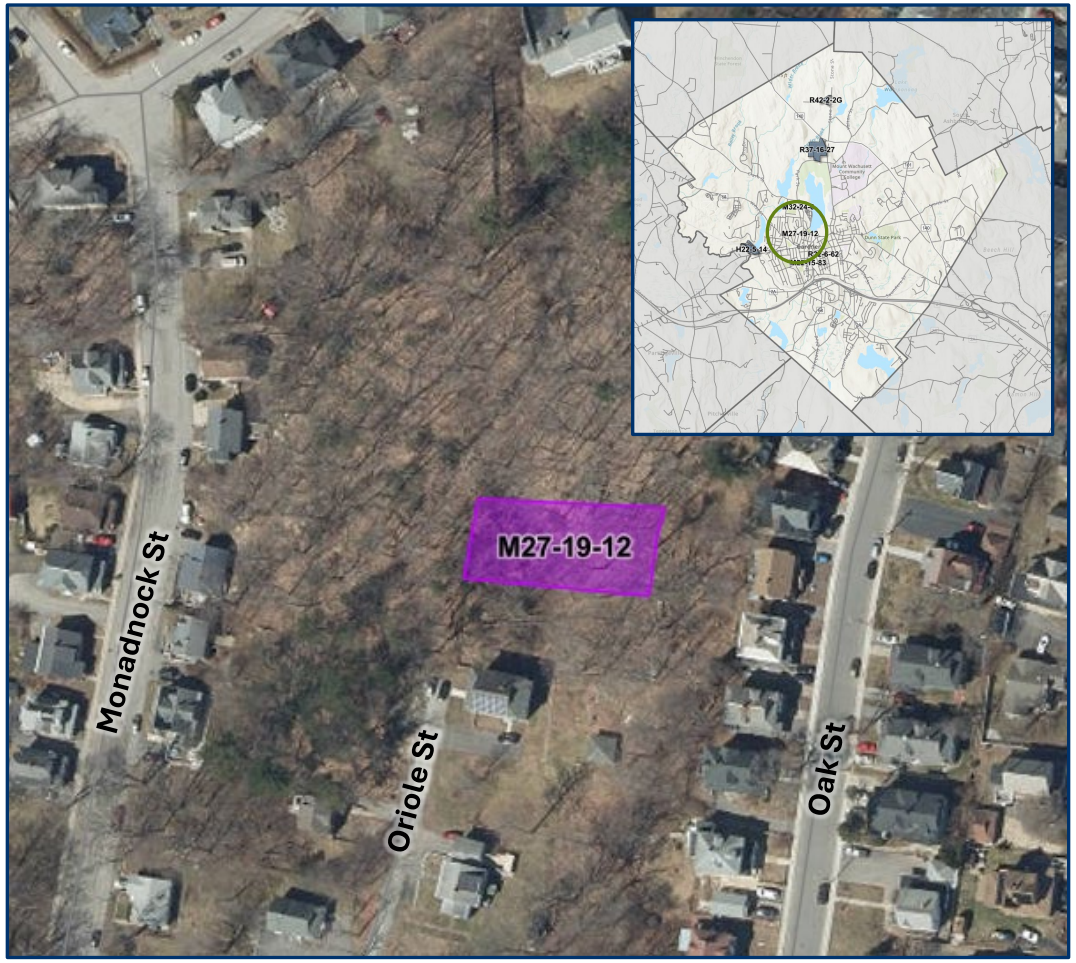
Single-Family Infill Requiring Road/Utility Extension

Property Overview

Size:	0.3 Acres	**Zoning:**	R1
Assessment	$38,000	**Neighboring Zoning:**	R1
Site Conditions:	Vacant	**Utilities:**	None
Location:	**Oriole St**		

Characteristics

Access:	No direct access
Environmental Constraints:	Contains no floodrisk areas or wetlands.
Proximity to Amenities:	Greenwood Memorial Pool/Spray Park - 0.6 miles Levi Heywood Memorial Library - 0.5 miles Greenwood Park - 0.3 miles Several restaurants/stores within walking distance



Characteristics: Wooded lot

- Empty parcel in residential neighborhood
- End of undeveloped portion of roadway
- Zoning limits usage to single-family detached only
- Residential neighborhood

Opportunities: Best suited for **infill residential**

- Allows for only **single-family home** — could include **ADU** — market rate

Constraints: Roadway needs extension to reach parcel. Extending town water would also benefit the site.

R37-16-27 at 131 Eaton Street

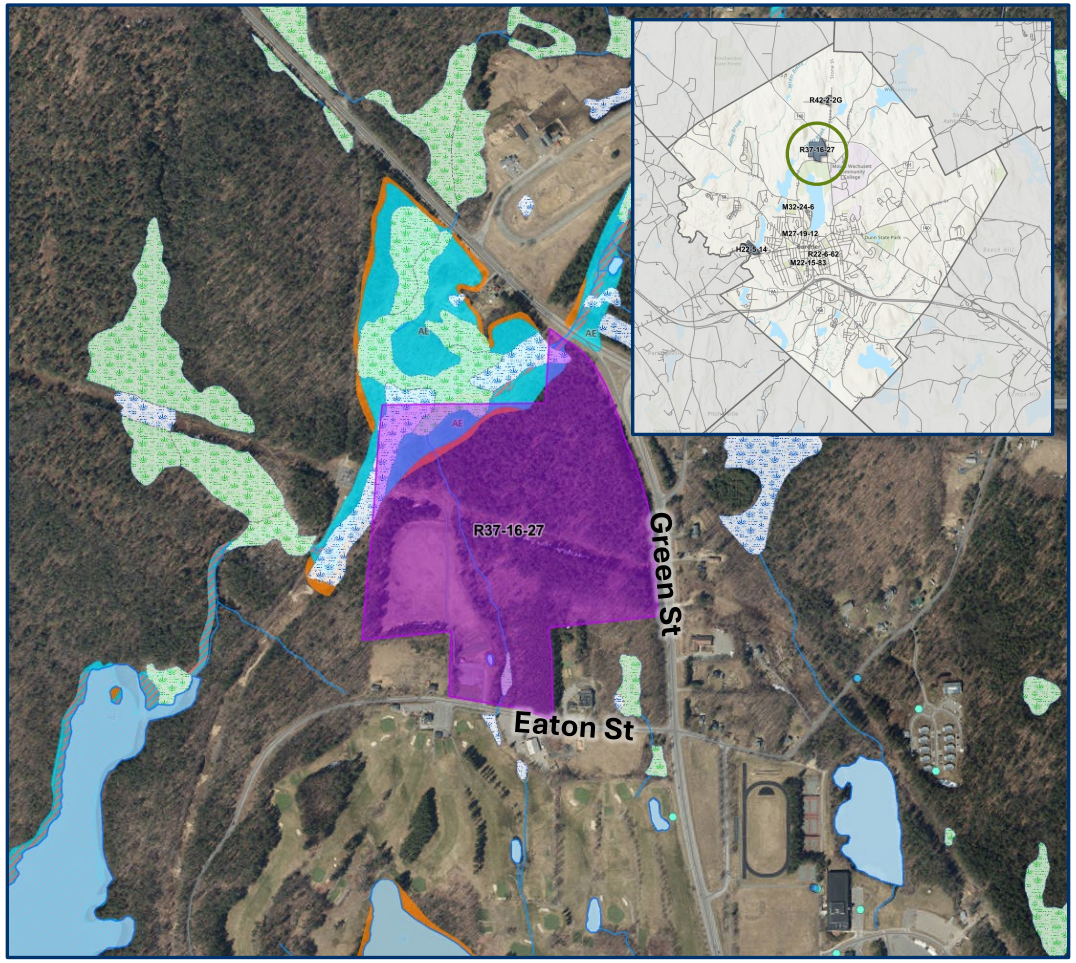
Large Multi-Area Site for Townhomes, Rentals, or 55+ Housing

Property Overview

Size:	66 Acres	**Zoning:**	R2
Assessment	$333,500	**Neighboring Zoning:**	R2
Site Conditions:	With Outbldgs	**Utilities:**	Sewer only
Location:	**131 Eaton St**		

Characteristics

Access:	Access off Eaton Street and Green Street.
Environmental Constraints:	Contains some wetlands, floodrisk areas, and a small pond. A river runs through it.
Proximity to Amenities:	Gardner Municipal Golf Course - across street Mount Wachusett Community College - 0.6 miles



Characteristics: Very large parcel – mix of wooded, wetlands, and paved parking

- Development limited to area north of power lines along Green Street
- Golf course parking in southwest portion
- Allows for a variety of development types
- Includes easement for National Grid powerlines
- Largely undeveloped area north of Crystal Lake

Opportunities: North of powerlines provides 16 buildable acres — as many as 100+ units

- **Multiple townhouse for-sale units** — basic or upscale market rate
- **Several multi-unit rentals** — Small- to mid-scale, basic or luxury market-rate units
- **Senior Community** — 55+, low-maintenance single-family homes or townhouses

Constraints: Expense in extending sewer line from Eaton Street — requires drilling a well for water.

M22-15-83 at Willow and Pleasant

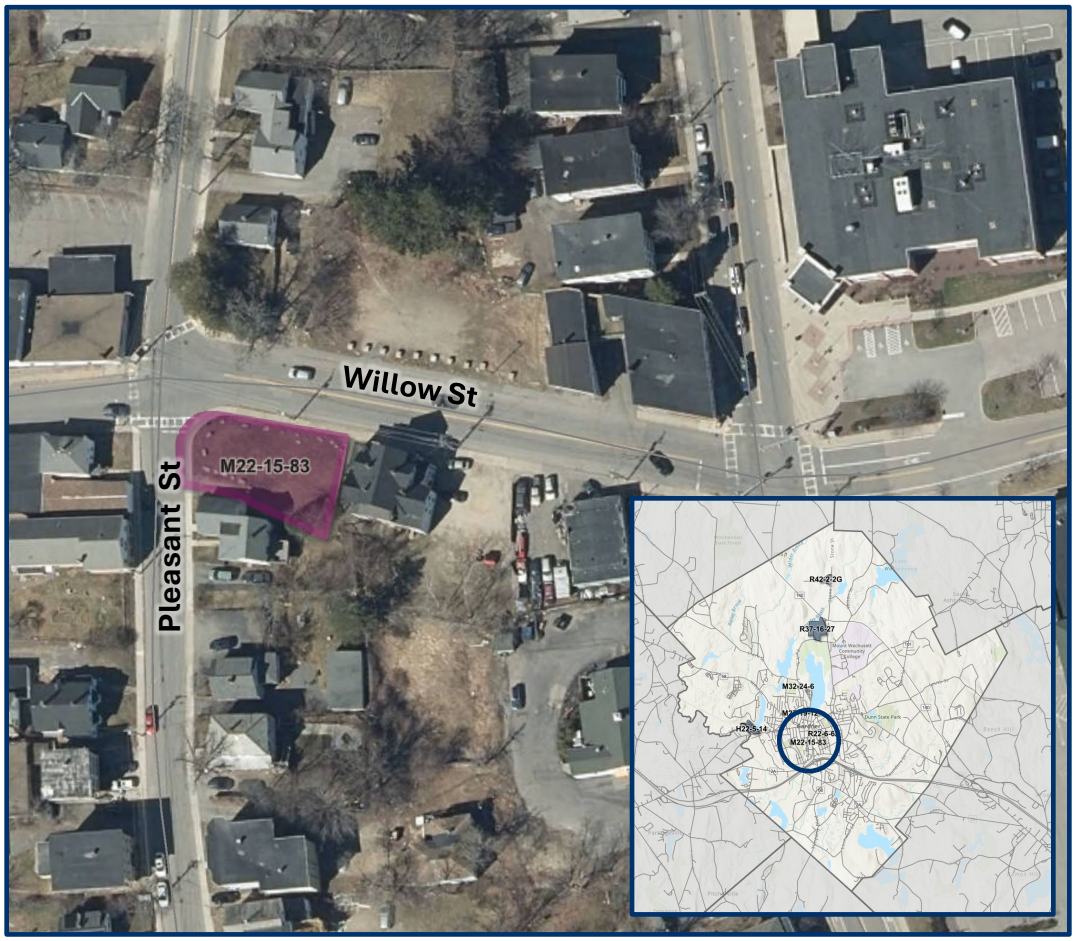
Downtown Infill: 2–4 Unit Duplex or Mixed-Use

Property Overview

Size:	0.1 Acres	**Zoning:**	Primarily C2
Assessment	$47,900	**Neighboring Zoning:**	R3, C1, C2
Site Conditions:	Vacant	**Utilities:**	Water/Sewer
Location:	**SE corner - Willow and Pleasant**		

Characteristics

Access:	Willow and Pleasant Streets
Environmental Constraints:	Contains no wetlands or floodrisk areas.
Proximity to Amenities:	Levi Heywood Memorial Library - 0.4 miles Pulaski Playground and Dog Park - 0.3 miles Wilder Field - 0.4 miles Gardner Elementary School - 1.8 miles Several restaurants/stores within walking distance



Characteristics: Small, sloped, vacant lot

- Existing water and sewer lines
- Mixed zoning — may complicate residential development.
- Mixed commercial/residential neighborhood
- Proximity to many downtown amenities — enhances parcel's appeal.

Opportunities: Best suited for **infill residential**

- **Single-family home for-sale unit** possibly including **ADU** — starter home due to setting
- **Rental property with two- to four-units** — affordable/market rate given location
- **Commercial first floor with rental units above** — affordable/market rate with units over business

Constraints: Multiple zoning designations, a variance or special-use permit may be required for residential development.

M32-24-6 at 73 Stuart Street

Duplex-Scale Infill on a Serviced Corner Lot

Property Overview

Size:	0.4 Acres	**Zoning:**	R1
Assessment	$78,900	**Neighboring Zoning:**	R1
Site Conditions:	Vacant	**Utilities:**	Water/Sewer
Location:	**73 Stuart St**		

Characteristics

Access:	Located along Stuart Street.
Environmental Constraints:	Contains no wetlands or floodrisk areas, but wetland across Stuart St
Proximity to Amenities:	Ovila Case Playground area - 0.1 miles Crystal Lake Park and Cemetery - 0.2 miles Greenwood Memorial Pool/Spray Park - 0.5 miles Perley Brook Reservoir - 0.4 miles



Characteristics: Vacant and cleared corner lot

- Site sufficiently large to allow for one or more duplexes
- Served by both municipal water and sewer
- Residential neighborhood near wooded areas

Opportunities: Best suited for **infill building**

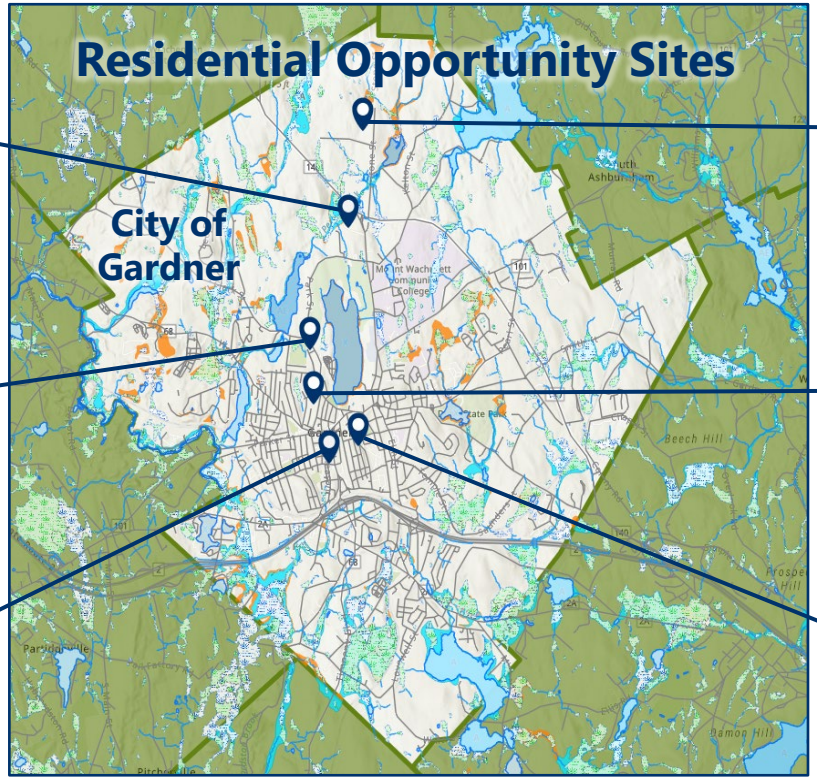
- **Single-family home for-sale unit** – possibly including **ADU** — Starter-Home or Move-Up
- **Rental property** of **one or two structures** with **two to four units each** — market rate
- **Constraints:** **Regrading required** for redevelopment to address the prior step-down design. Zoned R1 — special **permitting required** for small multi-family development.

Parcel Summary

131 Eaton St
R37-16-27
Acres: 66
Zoning: R2
Potential: 100+ Single/Townhouses

Oriole St
M27-19-12
Acres: 0.25
Zoning: R1
Potential: Single for-sale - Possible ADU

Willow St and Pleasant St
M22-15-83
Acres: 0.1
Zoning: Primarily C2
Potential: Duplex/Triplex/Fourplex



Stone St and John Eaton Rd
R42-2-2G/R42-1-10
Acres: 9.83
Zoning: R2
Potential: 40 to 60 single-family units

73 Stuart St
M32-24-6
Acres: 0.39
Zoning: R1
Potential: Single for-sale / 2-4 unit rental

112 Grant St
R22-6-62
Acres: 0.16
Zoning: R3
Potential: Single for-sale / 2-4 unit rental

Gardner Zoning for Residential Units by Type

Zoning	Full Name	Intended character	Requirements
R1	Single-Family Residential 1	Low-density, single-family neighborhoods	Min 10,000 sq ft/Unit Approx. 0.23 acres
R2	Rural Residential 2	Low-density rural/suburban, larger lots	Min 60,000 sq ft/Unit Approx. 1.38 acres
R3	General Residential 3	Mixed-density urban residential	Approx. 10,000 sq ft/Unit base; Additional area per added unit
C1	Commercial 1	Downtown/urban mixed commercial	Special Permit - Residential only as upper-flow in mixed-use.
C2	Commercial 2	General commercial - broader range of uses	Special Permit - Residential only as part of mixed-use

Source: City of Gardner

5

Site-Specific Financial Feasibility Modeling

Buildout Scenarios were created for those properties identified as prime candidates for disposition. This section reviews the financial feasibility of these development possibilities.

5.1

Site-Specific Financial Feasibility Modeling

Summary

Buildout Scenarios were created for those properties identified as prime candidates for disposition. This section reviews the financial feasibility of these development possibilities.

Key Findings

Site-specific financial modeling indicates that residential development in Gardner is feasible when projects are modest in scale, cost-controlled, and closely aligned with achievable local pricing. The feasibility analysis tested a range of for-sale and rental scenarios across six City-controlled parcels and shows clear differentiation by product type and scale.

Several for-sale concepts proved financially viable, particularly those oriented toward starter homes, budget-minded buyers, and downsizing households. Both single-family homes and townhouses achieved target developer returns where infrastructure investments could be spread across multiple units. Attached for-sale housing, in particular, demonstrated an ability to absorb higher roadway or utility extension costs while remaining feasible.

By contrast, larger-scale multifamily apartment and condominium concepts were analyzed but consistently proved not financially feasible, as they failed to generate sufficient return on investment under current construction costs, financing assumptions, and achievable rents. These findings may explain the lack of recent multifamily development activity in Gardner despite strong demand indicators and low vacancy rates.

Rental development does work, however, at a small scale. Two- and four-unit rental buildings at infill sites met all benchmark financial criteria, supported by lower total development costs and rents closely aligned with existing market conditions.

Key Takeaways

- Modest, efficient residential development is feasible in Gardner when costs and scale are tightly controlled.
- For-sale starter homes, move-up homes, townhouses, and attached units consistently meet return thresholds.
- Larger multifamily apartment and condominium projects do not pencil under current market conditions and would require significant subsidies or cost offsets.
- Small-scale multifamily infill (2–4 units) represents the most realistic near-term rental development opportunity.
- City-controlled parcels offer a strong opportunity to advance residential development — assuming reasonable land costs.

Overall, the feasibility analysis supports a development strategy focused on incremental, context-sensitive housing typologies rather than large, capital-intensive projects, with particular emphasis on small subdivisions, townhouses, duplexes, and limited-scale rental buildings.

Build-out Scenarios

For each property identified as a strong development prospect, a separate development scenario was prepared. These scenarios included single-family starter or move-up homes on individual lots, as well as larger for-sale developments of fifty or more units, including one townhouse-oriented concept. Additional build-out scenarios focused on multiplex rental development, including a triplex with two-bedroom units and a fourplex with one-bedroom units. For each scenario, market-rate for-sale prices or rental rates were estimated based on prevailing pricing in the Gardner area for properties of comparable size and build quality.

Designated Build-out Scenarios for Identified Gardner Parcels

For-Sale Development Scenarios				
Address	Parcel Number(s)	Buildout Scenario	Area/ Unit	Target Sale Price
Stone St and John Eaton Rd	R42-2-2G/R42-1-10	50 Starter homes with garage	1,200	$300,000
112 Grant St	R22-6-62	Single-family move-up home	1,425	$530,000
Oriole St	M27-19-12	Single-family starter home with garage	1,250	$325,000
131 Eaton St	R37-16-27	120 Townhouses with garages	1,200	$340,000

Rental Development Scenarios				
Address	Parcel Number(s)	Buildout Scenario	Total Area	Monthly Rental Rate
Willow St and Pleasant St	M22-15-83	Triplex (three 2-bedroom units)	2,700	$1,850
73 Stuart St	M32-24-6	Fourplex (four 1-bedroom units)	2,600	$1,425

Development Costs

Construction cost estimates for each modeled scenario begin with identifying the product type to be developed, such as single-family detached homes, townhomes, or multifamily housing. Based on the target market for each property and the inclusion of specific amenities, a vertical construction cost per square foot (CPSF) figure was derived using Craftsman's published cost estimates.

Property acquisition costs are generally based on assessed value. Where the implied cost per acre fell below prevailing market averages, values were adjusted up to the median per-acre price derived from a sample of listed properties in Gardner and surrounding communities. Note that smaller downtown parcels, which occupy only a fraction of an acre, exhibit significantly higher per-acre costs.

Estimated site work costs were informed by a review of publicly available sources, which provided a baseline range for anticipated expenses. These baseline estimates were then adjusted as needed to reflect site-specific conditions associated with the parcels analyzed in this study, including the presence of heavily wooded areas and steep slopes.

One build-out scenario includes multiple single-family units on a site that is not readily served by the municipal sewer system. For this scenario, development costs incorporate a wastewater treatment system sized to serve the project. The system is based on a Sequencing Batch Reactor (SBR), which provides cost-effective treatment while requiring a relatively small land area.

For the rental development scenarios, appliance costs were also included in the total development cost.

Cost of Construction and Finishings

Parameter	Range	Source
Cost per square foot - Vertical Construction	$145 to $233 per SF	Craftsman*
Sitework (Includes foundation and roadway/driveway as specified	$15,200 to $33,000 per building	reAlpha.com, TrueBuiltHome.com
Site Cost per Acre	$24,000 to $366,500 per acre	City of Gardner
Wastewater treatment system — Sequencing Batch Reactor (SBR)	~$7,000 per unit	EarthTek.com
Appliances (Specific to rental units)	$1,850 per unit	Craftsman*

***Note:** Craftsman 2026 National Building Cost Estimator

Financial Assumptions

The financial feasibility of each build-out scenario was evaluated to assess overall viability. For sites identified as suitable for rental development, projected rental income and operating cash flow were analyzed relative to development financing obligations to determine whether revenues would be sufficient to support construction and provide an adequate return to the developer or owner.

For projects identified as suitable for for-sale development, total development costs—including construction costs and construction-period financing—were compared against estimated for-sale pricing. The analysis focused on whether anticipated sales revenues would be sufficient to generate a reasonable developer profit.

A range of industry sources informed the financial modeling inputs. Assumptions related to interest rates, required loan-to-cost and loan-to-value ratios, debt service coverage ratios (DSCR), and target equity dividend rates were sourced from RealtyRates.com. Prevailing market capitalization rates were derived from CoStar, while vacancy and profit margin assumptions were established by Camoin Associates based on standardized industry practices.

Financial Model Inputs - Market Factors

Parameter	Value	Source
Lending Rates		
Construction Loan (1 Year)	6.3%	Realty Rates
Mortgage Loan (30 Year)	6.1%	Realty Rates
Maximum Loan-to-Cost Ratio	80.0%	Realty Rates
Maximum Loan-to-Value Ratio	78.0%	Realty Rates
Market Cap Rate	6.0%	CoStar

Financial Model Inputs - Additional Factors

Parameter	Value	Source
Property Tax Rate (Percent of Assessed Value)	1.377%	City of Gardner
Vacancy and Credit Loss	5.0%	Camoin
Operating Expense Ratio	32.0%	CoStar

Financial Model Inputs - Evaluation Measure Minimum Value

Parameter	Value	Source
Target Gross Profit Margin (For-Sale)	15.0%	Camoin
Margin on Cost (Rentals)	15.0%	Camoin
Debt Service Coverage Ratio	1.25	Realty Rates
Equity Dividend Rate	8.1%	Realty Rates

5.2 Site-Specific Financial Feasibility Modeling

For-Sale Buildout Scenarios

Financial feasibility for four sites modeled as for-sale properties. These calculations determine if anticipated market-rate sales prices are sufficient to motivate development based on prevailing costs and financial considerations.

R42-2-2G/R42-1-10 on Stone Street

Assumptions: Stone Street - 50 Starter Homes with Garage

Project Information		
Dwelling Units	50	*Camoin*
Average Unit Size	1,200	*Camoin*
Total SF	60,000	*Calculation*
Target Sale Price	$300,000	*Sales Comps*
Target Sale Price per SF	$250	*Sales Comps*
Land Cost		
Acres	9.8	*Assessment*
Land Acquisition Cost	$235,200	*Assessment*
Land Cost per Acre	$24,000	*Calculation*
Sitework Cost (incl Septic System)	$1,213,000	*Camoin*
Construction Cost		
Construction Cost per SF	$163	*Craftsman*
Construction Cost	$9,761,000	*Calculation*
Roadway Construction	$239,000	*Craftsman*
Total Project Cost	$11,448,200	*Calculation*
Financing		
Loan-to-Cost Ratio	80%	*Realty Rates*
Loan Interest Rate	6.30%	*Realty Rates*
Loan Term (Years)	1	*Realty Rates*
Loan Amount	$7,808,800	*Calculation*
Financing Cost	$245,977	*Calculation*
Target Gross Profit Margin	15.0%	*Camoin*

Feasibility Assessment: Stone Street - 50 Starter Homes with Garage

	Total	Per Unit	Per SF	Pct of Price
Gross Revenue (Sale Price)	$15,000,000	$300,000	$250	100.0%
Land Acquisition Cost	$235,200	$4,704	$4	1.6%
Sitework Cost	$1,213,000	$24,260	$20	8.1%
Construction Cost	$10,000,000	$200,000	$167	66.7%
Financing Cost	$245,977	$4,920	$4	1.6%
Total Project Cost	**$11,694,177**	**$233,884**	**$195**	**78.0%**
Gross Profit Margin	**$3,305,823**	**$66,116**	**$55**	**22.0%**

Funding Gap				
Target Gross Profit Margin	$2,250,000	$45,000	$38	15.0%
Is Project Sufficiently Profitable?		**Yes**		
Gap Funding Required		**$0**		
Gap Funding Share of Project Cost		**0.0%**		



Fifty Single-Family Starter Home: Costs include $350,000 for wastewater treatment system and $239,000 for roadway

- Costs are held to a minimum to keep prices affordable for first-time buyers.
- Gross profit margin of 22% exceeds required target level, signaling that the project is financially feasible and requires no gap funding.

R22-6-62 at 112 Grant Street

Assumptions: 112 Grant St - Single Family Moveup Home

Project Information		
Dwelling Units	1	*Camoin*
Average Unit Size	1,425	*Camoin*
Total SF	1,425	*Calculation*
Target Sale Price	$530,000	*Sales Comps*
Target Sale Price per SF	$372	*Sales Comps*
Land Cost		
Acres	0.2	*Assessment*
Land Acquisition Cost	$73,300	*Assessment*
Land Cost per Acre	$366,500	*Calculation*
Sitework Cost	$33,000	*Camoin*
Construction Cost		
Construction Cost per SF	$233	*Craftsman*
Construction Cost	$332,659	*Calculation*
Total Project Cost	$438,959	*Calculation*
Financing		
Loan-to-Cost Ratio	80%	*Realty Rates*
Loan Interest Rate	6.30%	*Realty Rates*
Loan Term (Years)	1	*Realty Rates*
Loan Amount	$266,127	*Calculation*
Financing Cost	$8,383	*Calculation*
Target Gross Profit Margin	15.0%	*Camoin*

Feasibility Assessment: 112 Grant St - Single Family Moveup

	Total	Per SF	Pct of Price
Gross Revenue (Sale Price)	$530,000	$372	100.0%
Land Acquisition Cost	$73,300	$51	13.8%
Sitework Cost	$33,000	$23	6.2%
Construction Cost	$332,659	$233	62.8%
Financing Cost	$8,383	$6	1.6%
Total Project Cost	**$447,342**	**$314**	**84.4%**
Gross Profit Margin	**$82,658**	**$58**	**15.6%**

Funding Gap			
Target Gross Profit Margin	$79,500	$56	15.0%
Is Project Sufficiently Profitable?		**Yes**	
Gap Funding Required		**$0**	
Gap Funding Share of Project Cost		**0.0%**	



Single Move-up Home: Construction costs reflect higher-grade finishes.

- Sitework costs increased to address parcel's steep grade.
- A gross margin exceeding the 15% benchmark provides adequate incentive for homebuilders to construct a higher quality move-up home priced below $550,000.

M27-19-12 on Oriole Street

Assumptions: Oriole St - Single Family Starter Home with Garage

Project Information		
Dwelling Units	1	*Camoin*
Unit Size	1,250	*Camoin*
Total SF	1,250	*Calculation*
Target Sale Price	$325,000	*Sales Comps*
Target Sale Price per SF	$260	*Sales Comps*
Land Cost		
Acres	0.25	*Assessment*
Land Acquisition Cost	$38,000	*Assessment*
Land Cost per Acre	$152,000	*Calculation*
Sitework Cost (incl Driveway)	$22,250	*Camoin*
Construction Cost		
Construction Cost per SF	$163	*Craftsman*
Construction Cost	$203,345	*Calculation*
Total Project Cost	$263,595	*Calculation*
Financing		
Loan-to-Cost Ratio	80%	*Realty Rates*
Loan Interest Rate	6.30%	*Realty Rates*
Loan Term (Years)	1	*Realty Rates*
Loan Amount	$162,676	*Calculation*
Financing Cost	$5,124	*Calculation*
Target Gross Profit Margin	15.0%	*Camoin*

Feasibility Assessment: Oriole St - Single Family Starter Home with Garage

	Total	Per SF	Pct of Price
Gross Revenue (Sale Price)	$325,000	$260	100.0%
Land Acquisition Cost	$38,000	$30	11.7%
Sitework Cost	$22,250	$18	6.8%
Construction Cost	$203,345	$163	62.6%
Financing Cost	$5,124	$4	1.6%
Total Project Cost	**$268,719**	**$215**	**82.7%**
Gross Profit Margin	**$56,281**	**$45**	**17.3%**

Funding Gap			
Target Gross Profit Margin	$48,750	$39	15.0%
Is Project Sufficiently Profitable?		**Yes**	
Gap Funding Required		**$0**	
Gap Funding Share of Project Cost		**0.0%**	



Budget-priced home in established neighborhood: Standard grade of construction holds costs to a minimum

- Sitework costs increased to extend roadway/driveway to building location.
- Reduced construction costs allow for relatively affordable acquisition for household with limited equity.

R37-16-27 at 131 Eaton Street

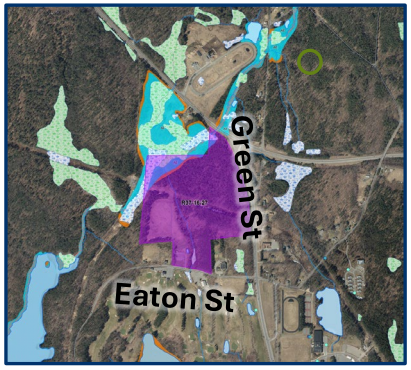
Assumptions: 131 Eaton Street - 120 Townhouses with Garage

Project Information		
Dwelling Units	120	*Camoin*
Unit Size	1,200	*Camoin*
Total SF	144,000	*Calculation*
Target Sale Price	$325,000	*Sales Comps*
Target Sale Price per SF	$271	*Sales Comps*
Land Cost		
Acres	16.00	*Assessment*
Land Acquisition Cost	$384,000	*Assessment*
Land Cost per Acre	$24,000	*Calculation*
Sitework Cost (incl wastewater line)	$1,821,000	*Camoin*
Construction Cost		
Construction Cost per SF	$203	*Craftsman*
Construction Cost	$29,201,490	*Calculation*
Roadway Construction	$573,000	*Craftsman*
Total Project Cost	$31,979,490	*Calculation*
Financing		
Loan-to-Cost Ratio	80%	*Realty Rates*
Loan Interest Rate	6.30%	*Realty Rates*
Loan Term (Years)	1	*Realty Rates*
Loan Amount	$23,361,192	*Calculation*
Financing Cost	$735,878	*Calculation*
Target Gross Profit Margin	15.0%	*Camoin*

Feasibility Assessment: 131 Eaton Street - 120 Townhouses with Garage

	Total	Per Unit	Per SF	Pct of Price
Gross Revenue (Sale Price)	$39,000,000	$325,000	$271	100.0%
Land Acquisition Cost	$384,000	$3,200	$3	1.0%
Sitework Cost	$1,821,000	$15,175	$13	4.7%
Construction Cost	$29,774,490	$248,121	$207	76.3%
Financing Cost	$735,878	$6,132	$5	1.9%
Total Project Cost	**$32,715,368**	**$272,628**	**$227**	**83.9%**
Gross Profit Margin	**$6,284,632**	**$52,372**	**$44**	**16.1%**

Funding Gap				
Target Gross Profit Margin	$5,850,000	$48,750	$41	15.0%
Is Project Sufficiently Profitable?		**Yes**		
Gap Funding Required		**$0**		
Gap Funding Share of Project Cost		**0.0%**		



Townhouses priced for budget-minded buyers: Development confined to area north of powerlines, outside wetlands.

- Cost of 1.5 miles roadway accessing all units included in cost estimates.
- Sewer extension (1,300 feet) required to access town system along Eaton Street — included costs.
- Although infrastructure buildout increases costs, efficiencies from attached units maintain affordability and support sufficient developer returns.

5.3

Site-Specific Financial Feasibility Modeling

Rental Buildout Scenarios

Financial feasibility for two sites modeled as rental properties. These calculations determine if anticipated market-rate rents are sufficient to motivate development based on required cash flow.

M22-15-83 — Willow and Pleasant Rental Assumptions

Assumptions: Willow and Pleasant Streets - Rental Triplex with Two Bedroom Units

Project Information		
Use Type	**Three-Unit Multifamily**	
Rentable SF	2,700	*Camoin*
Gross SF	2,700	*Camoin*
Construction Cost per GSF	$145	*Craftsman*
Verticle Construction Cost	$391,000	*Calculation*
Site Work (incl Parking)	$20,700	*Craftsman*
Appliances	$5,550	*Craftsman*
Construction Cost	$417,250	*Calculation*

Revenues and Expenses		
Annual Rent per RSF	$24.67	*CoStar*
Lease Type	Gross	*CoStar*
Vacancy and Credit Loss	5.0%	*Camoin*
Operating Expense Ratio	32%	*CoStar*
Effective Property Tax Rate	1.38%	*Municipality*

Market Cap Rate		
Market Cap Rate	6.0%	*CoStar*

Total Project Cost		
Construction Cost	$417,250	*Calculation*
Site Acquisition Cost	$47,900	*Assessment*
Total Project Cost	**$465,150**	*Calculation*

Financing		
Max Loan-to-Value Ratio	78%	*Realty Rates*
Max Loan-to-Cost Ratio	80%	*Realty Rates*
Loan Interest Rate	6.10%	*Realty Rates*
Loan Term (Years)	30	*Realty Rates*
Loan Amount	$372,120	*Calculation*
Required Equity Contribution	$93,030	*Calculation*

Financial Performance Targets		
Margin on Cost	15.0%	*Camoin*
Debt Service Coverage Ratio	1.25	*Realty Rates*
Equity Dividend Rate	8.1%	*Realty Rates*



Three two-bedroom units, each measuring 900 SF: Total construction cost, including site acquisition, is **$465,000**.

- Monthly rent set to $1,850 per unit ($25/SF) — guided by local market analysis.
- Owner/builder equity of roughly $93,000.

M22-15-83 — Willow and Pleasant Rental Feasibility

Project Satisfies All Financial Viability Benchmarks:

- DSCR measures 1.29, above the 1.25 benchmark
- Financial margin on cost reaches 25%, far exceeding the 15% benchmark.
- Return on equity rates 8.5%, above the required 8.1% currently prevailing in investment properties.

Feasibility Assessment: Willow and Pleasant Streets - Rental Triplex with Two Bedroom Units

Pro Forma, First Stabilized Year	
Revenue	
Gross Potential Income	$66,600
Vacancy and Credit Loss	($3,330)
Effective Gross Income (EGI)	**$63,270**
Expenses	
Real Estate Taxes	($8,031)
Other Operating Expenses	($20,246)
Total Expenses	**($28,277)**
Net Operating Income (NOI)	**$34,993**
Debt Service	
Annual Debt Service Payment	($27,060)
Annual Cash Flow After Financing	**$7,932**

Profitability Assessment	
Total Project Cost	$465,150
Fair Market Value When Complete	$583,213
A. Appraisal Gap	**$118,063**
B. Margin on Cost	**25.4%**
Margin on Cost Threshold	15.0%
Is Project Sufficiently Profitable?	**Yes**

Bank Financing Feasibility	
Net Operating Income	$34,993
Debt Service Payment	$27,060
C. Debt Service Coverage Ratio (DSCR)	**1.29**
DSCR Minimum Threshold	1.25
Is Project Able to be Financed?	**Yes**

Investor Return Potential	
Required Equity Contribution	$93,030
Annual Cash Flow After Financing	$7,932
D. Equity Dividend Rate	**8.5%**
Target Equity Dividend Rate	8.1%
Is Project Attractive to Equity Investor?	**Yes**

Funding Gap	
Total Project Cost	**$465,150**
Debt (Loan Amount)	$372,120
Investor Equity Attracted	$93,030
G. Gap Funding Required	**$0**
Gap Funding Share of Total Project Cost	**0.0%**

M32-24-6 at 73 Stuart Street Rental Assumptions

Assumptions: Willow and Pleasant Streets - Rental Fourplex of One-Bedroom Units

Project Information		
Use Type	**Four-Unit Multifamily**	
Rentable SF	2,600	*Camoin*
Gross SF	2,600	*Camoin*
Construction Cost per GSF	$145	*Craftsman*
Verticle Construction Cost	$376,500	*Calculation*
Site Work (incl Parking)	$19,600	*Craftsman*
Appliances	$7,400	*Craftsman*
Construction Cost	$403,500	*Calculation*

Revenues and Expenses		
Annual Rent per RSF	$26.31	*CoStar*
Lease Type	Gross	*CoStar*
Vacancy and Credit Loss	5.0%	*Camoin*
Operating Expense Ratio	32%	*CoStar*
Effective Property Tax Rate	1.38%	*Municipality*

Market Cap Rate		
Market Cap Rate	6.0%	*CoStar*

Total Project Cost		
Construction Cost	$403,500	*Calculation*
Site Acquisition Cost	$78,900	*Assessment*
Total Project Cost	**$482,400**	*Calculation*

Financing		
Max Loan-to-Value Ratio	78%	*Realty Rates*
Max Loan-to-Cost Ratio	80%	*Realty Rates*
Loan Interest Rate	6.10%	*Realty Rates*
Loan Term (Years)	30	*Realty Rates*
Loan Amount	$385,920	*Calculation*
Required Equity Contribution	$96,480	*Calculation*

Financial Performance Targets		
Margin on Cost	15.0%	*Camoin*
Debt Service Coverage Ratio	1.25	*Realty Rates*
Equity Dividend Rate	8.1%	*Realty Rates*



Four one-bedroom units, each measuring 650 SF: Total construction cost, including site acquisition, is **$482,000**.

- Monthly rent set to $1,425 per unit ($26/SF) — guided by local market analysis.
- Owner/builder equity of roughly $96,000.

M32-24-6 at 73 Stuart Street Rental Feasibility

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Project Satisfies All Financial Viability Benchmarks:

- DSCR measures 1.28, above the 1.25 benchmark
- Financial margin on cost reaches 24%, far exceeding the 15% benchmark.
- Return on equity rates 8.2%, above the required 8.1% currently prevailing in investment properties.

Feasibility Assessment: Willow and Pleasant Streets - Rental Fourplex of One-Bedroom Units

Pro Forma, First Stabilized Year	
Revenue	
Gross Potential Income	$68,400
Vacancy and Credit Loss	($3,420)
Effective Gross Income (EGI)	**$64,980**
Expenses	
Real Estate Taxes	($8,248)
Other Operating Expenses	($20,794)
Total Expenses	**($29,041)**
Net Operating Income (NOI)	**$35,939**
Debt Service	
Annual Debt Service Payment	($28,064)
Annual Cash Flow After Financing	**$7,875**

Profitability Assessment	
Total Project Cost	$482,400
Fair Market Value When Complete	$598,975
A. Appraisal Gap	**$116,575**
B. Margin on Cost	**24.2%**
Margin on Cost Threshold	15.0%
Is Project Sufficiently Profitable?	**Yes**

Bank Financing Feasibility	
Net Operating Income	$35,939
Debt Service Payment	$28,064
C. Debt Service Coverage Ratio (DSCR)	**1.28**
DSCR Minimum Threshold	1.25
Is Project Able to be Financed?	**Yes**

Investor Return Potential	
Required Equity Contribution	$96,480
Annual Cash Flow After Financing	$7,875
D. Equity Dividend Rate	**8.2%**
Target Equity Dividend Rate	8.1%
Is Project Attractive to Equity Investor?	**Yes**

Funding Gap	
Total Project Cost	**$482,400**
Debt (Loan Amount)	$385,920
Investor Equity Attracted	$96,480
G. Gap Funding Required	**$0**
Gap Funding Share of Total Project Cost	**0.0%**

Financial Feasibility Summary

The table below summarizes the financial feasibility results for six City-owned parcels under review, based on site-specific modeling of representative for-sale and rental development scenarios. The analysis shows that **small- to mid-scale projects aligned with local pricing — including starter homes, townhouses, and limited-scale rentals — can achieve developer return thresholds.**

Larger or more capital-intensive formats were found to not be financially viable under current market conditions..

Financial Feasibility Summary - Six Developable Sites Held by the City of Gardner

Site Address	Parcel ID	Development Scenario	Tenure	Financial Feasible?	Key Financial Notes
Stone Street	R42-2-2G/ R42-1-10	50 single-family starter homes	For-sale	Yes	Includes wastewater and roadway costs; 22% margin
112 Grant Street	R22-6-62	Single move-up home	For-sale	Yes	Reduced land cost; higher sitework; over 15% margin
Oriole Street	M27-19-12	Single budget home	For-sale	Yes	Road and utility extension required; 17% margin
131 Eaton Street	R37-16-27	Townhouses	For-sale	Yes	High infrastructure costs; attached-unit savings; 16% margin
Willow & Pleasant Streets	M22-15-83	3-unit rental (2BR units)	Rental	Yes	Builder equity of $93,000; DSCR 1.29; ROE 8.5%
73 Stuart Street	M32-24-6	4-unit rental (1BR units)	Rental	Yes	Builder equity of $96,000; DSCR 1.28; ROE 8.2%

6

Next Steps

This section outlines a step-by-step process to advance priority City-owned parcels from preliminary analysis to market-ready disposition. Recommended actions focus on reducing development uncertainty, aligning sites with feasible housing types, and structuring a predictable process to attract qualified developers and enable near-term project delivery.

Overarching Objectives

Moving forward, the City needs to transform priority parcels from "opportunity sites" to executed dispositions by reducing risk, clarifying expectations, and aligning parcels with feasible housing types. **The following slides outline steps towards minimizing uncertainty and expediting development opportunities** for the available parcels:

Objective 1: Minimize Development Uncertainty

Establish clear, verified conditions so developers can price risk accurately and proceed with confidence. Reducing uncertainty increases bid quality, shortens due diligence periods, and limits delays during permitting and financing.

- **Define site pathways and expectations early (Step 1):** Confirm target outcomes, development tracks, and governance structure to eliminate ambiguity on how each parcel will be positioned and advanced.
- **Provide complete, developer-ready information (Step 2):** Issue standardized site packets (survey, utilities, environmental, constraints) so bidders are not underwriting unknown conditions.
- **Clarify entitlements and approvals (Step 3):** Document what is allowed by right, outline approval steps, and resolve zoning ambiguities that create entitlement risk.
- **Pre-address infrastructure and cost responsibilities (Step 3):** Identify utility capacity, required upgrades, and "who pays for what" to avoid late-stage feasibility gaps.
- **Advance targeted due diligence (Step 4):** Conduct environmental testing, concept engineering, and site planning where uncertainty would otherwise suppress interest or pricing.

Overarching Objectives (Continued)

Objective 2: Expedite Development Opportunities

Streamline the path from site identification to construction start by removing procedural friction and aligning sites with realistic delivery conditions. Faster execution increases absorption of sites and accelerates housing production.

- **Segment sites for readiness and complexity (Step 1):** Create a two-track approach (infill vs. infrastructure-intensive) to allow near-term sites to move quickly while larger sites advance in parallel.
- **Standardize and simplify approvals (Steps 2–3):** Provide clear approval roadmaps and predictable permitting pathways — particularly for small-scale infill—to reduce time spent navigating local processes.
- **Front-load key predevelopment actions (Step 4):** Complete early engineering, environmental work, and infrastructure planning to eliminate delays after developer selection.
- **Structure procurement for speed and certainty (Step 5):** Align RFP requirements with site complexity and use clearly defined expectations, timelines, and deliverables.
- **Use performance-based disposition terms (Step 5):** Establish milestones and reversion provisions to ensure projects advance promptly from award to construction.

Step 1: Confirm Priority Sites, Development Track, and Target Outcomes

Define parcels with defined development intent and a clear disposition pathway by site type.

Segment sites into two disposition tracks

- **Track 1 — Near-ready infill:** parcels best suited to single homes and 2–4 unit rental infill where utilities are present or manageable. These include:
  - Grant Street (single or 2–4)
  - Oriole Street (single-family with road extension)
  - Willow & Pleasant (2–4 or mixed-use)
  - Stuart Street (duplex-scale / 2–4 with permitting).
  - Other single lot sites with frontage and access to utilities.
- **Track 2 — Infrastructure-intensive sites:** larger parcels requiring roadway/utility extension planning and/or higher due diligence. These include:
  - Stone Street (40–60 moderate-density homes; no public utilities)
  - Eaton Street (large site; sewer extension/well; multiple product options)

Step 1: Confirm Priority Sites, Development Track, and Target Outcomes

Define parcels with defined development intent and a clear disposition pathway by site type.

Governance and cadence

- **90-Day Actions (Launch):**
  - Assign single City point of contact and establish cross-department review group (Planning, ED, Assessor, DPW, Legal, Purchasing).
  - Confirm Track 1 and Track 2 sites; set target outcomes by site.
  - Identify external support needs (survey, environmental, engineering, marketing).
- **6-Month Actions (Make Sites Market-Ready):**
  - Complete developer-ready packets for selected Track 1 sites.
  - Convene a meeting with Veteran's Affairs to determine whether sites might be packaged into a multi-site disposition for service families.
  - Finalize zoning pathway and utility confirmation.
- **12-Month Actions: (Infrastructure-intensive sites).**
  - Advance infrastructure planning and due diligence for Track 2 sites.
- **Monthly internal coordination; quarterly progress reporting.**

Step 2: Produce "Developer-Ready" Site Disposition Packets

Replace "raw land" with market-ready documentation that allows bidders to price risk confidently and move quickly.

Core packet components

- **Property basics:** title status, known restrictions, easements (including powerline easements where applicable).
- **Survey + constraints mapping**: boundary/topo; wetlands, flood risk, steep slopes — consistent with the criteria used to screen parcels.
- **Utilities memo:** verified water/sewer locations; electric service constraints and likely upgrade needs.
- **Environmental screening:** desktop review and a clear pathway to any needed testing.

Include a concept-level development program for each site

- Include an illustrative unit count range and typology tied to the financial feasibility testing
- For mixed-zoning or constrained sites, include a "most-likely" concept that fits the parcel context and the market.
- Consider the use of state (MassDevelopment) technical assistance grants to develop viable concepts for Stone Street and Eaton Street parcels.

Define not just the parcels, but the process

- Provide a clear, understandable approvals roadmap — what boards are involved, what the typical sequence would be, and known thresholds where multifamily is not allowed by right.
- Standardize approvals for small-scale infill — define predictable pathways for duplex–fourplex projects.

Pursue state-level grant funding to develop one or more disposition packets

- MassDevelopment Site Readiness Program or the Technical Assistance grants could be a good fit depending on the scale of investigations and/or the number of sites.

Step 3: Clarify Entitlements and Infrastructure — Pre-Resolve "Deal Killers"

Pre-clear zoning and infrastructure assumptions to avoid unknown elements.

Written zoning determinations and approval pathways

- Identify what is **by right versus special permit / variance** for each parcel — document expected steps and decision points.
- Address known friction areas (multiple ZBA meetings, long timelines) by standardizing expectations for typical infill formats.
- Expand by-right capacity where feasible.
- Identify parcels where Chapter 40b applications (e.g., Friendly 40b) might be the most effective permit path.

Utilities coordination — especially electric

- Initiate early coordination on electric capacity and transformer availability; include findings and lead-time implications in the packet. This is especially germane to Track 2 parcels.
- Confirm water/sewer status by parcel: existing connections where present versus extensions/alternatives where needed.

Define "who pays for what" before marketing

- For parcels with major enabling needs (roadway, sewer extension, septic/wastewater systems), state whether the City will contribute, phase, or require developer delivery with price/terms reflecting that risk.

Step 4: Targeted Predevelopment — Reduce Risk and Improve Bid Quality

Invest selectively in predevelopment actions that materially improve developer response and disposition outcomes.

Environmental due diligence where uncertainty is material

- Complete targeted testing or, at a minimum, provide an actionable testing plan and disclose known conditions.
- Establish per-site budgets and use on-call consultants' contracts to accelerate delivery.
- Align with grant opportunities for infrastructure funding.

Concept planning for access, grading, drainage, and utilities

- Provide a concept-level approach for roadway alignments and utility extensions, especially on larger parcels where these costs drive feasibility. For each site:
  - Predevelopment funding and procurement
  - Establish per-site budget for surveys, environmental, and engineering.
  - Utilize on-call consultant contracts to accelerate delivery.
  - Align with grant opportunities for infrastructure funding.

Include site-specific information regarding challenges needing to be addressed

- **Stone Street**: clarify wastewater/septic approach and internal roadway; site lacks public utilities and needs enabling improvements.
- **Eaton Street**: map buildable areas (north of powerlines, outside wetlands) and scope sewer extension requirements; large site with multiple development options, but infrastructure cost sensitivity.
- **Stuart Street and Grant Street**: confirm regrading/slope implications and the most predictable permitting route for small multifamily.

Step 5: Procure Developers and Execute Disposition (Terms, Process, Timeline)

Run a structured procurement with performance-based terms that convert "interest" into executed agreements and starts.

Right-size the procurement to site track

- **Track 1 (Infill):** simplified RFQ/RFP focused on small builders and fast delivery of 1–4 unit projects (single homes, duplex–fourplex).
- **Track 2 (Infrastructure-intensive):** more detailed RFP requiring concept plan, infrastructure strategy, and demonstrated capacity to manage complex site constraints.

Disposition terms aligned with feasibility

- City-owned parcels support development, **assuming reasonable land costs** — avoid pricing that forces infeasible product.
- Put in place **performance-based conditions**: milestones (permitting submission, financing, start), including clawbacks/reversion for nonperformance, and clear program expectations.

Market with defined expectations — not abstract potential

- Include the site packet, defined program ranges, timelines, and the City's process commitments (predictable communication, coordination).

Track Core metrics

- Sites prepared, RFPs issued, agreements executed
- Time from RFP to construction start

Resources

Potential Funding Tools to Enhance Feasibility

The following table summarizes key funding sources and implementation tools that can support the development of market-rate housing attainable to moderate-income households in Gardner. Programs are organized by user type — homebuyers, developers, and the municipality — to clarify how each tool can be deployed to improve project feasibility and expand demand for smaller-scale residential development.

For-Sale (Homeownership Tools)

Program	Primary user	What it provides	How it helps	Best fit	Notes
MassHousing Down Payment Assistance	Buyer	Up to ~$25k, 0% deferred loan	Lowers cash-to-close; expands buyer pool	Starter homes, townhomes	Involves Income limits & timing constraints
Fannie Mae HomeStyle Renovation	Buyer	Purchase + rehab financing	Enables rehab of older units; improves affordability	Fixer homes, 2–4 units	Lender + underwriting requirements

Rental / Workforce Housing Tools

Program	Primary user	What it provides	How it helps	Best fit	Notes
MHP Workforce Housing Program	Developer	Sub debt (~$100k/unit; low-rate)	Closes small financing gaps	Duplex–fourplex rentals	Requires local support
USDA Section 538 Loan Guarantee	Lender / developer	Loan guarantee for rentals	Improves financing terms	5+ unit projects	Rural eligibility required
MassHousing ADU Loan Program	Homeowner	2nd mortgage (≤$250k)	Adds small rental units	Infill / existing homes	Not for new developers
MassHousing Energy Saver Loan	Homeowner	Low-rate rehab loan	Lowers operating costs	1- to 4-unit properties	Income + usage requirements

Municipal / Enabling Tools

Program	Primary user	What it provides	How it helps	Best fit	Notes
HousingWorks Infrastructure Program (HWIP)	City	Grants for infrastructure	Reduces site costs	Utility/site prep for infill	Competitive/phased funding
Chapter 40R Smart Growth Zoning	City	By-right zoning + incentives	Cuts approval risk/time	Compact housing districts	Includes affordability requirement
Chapter 40S School Cost Reimbursement	City	School cost reimbursement	Addresses fiscal concerns	40R districts	Indirect benefit only

Potential Funding for Capacity Building

The following table summarize key funding sources that can increase Gardner's capacity to implement several of the "next steps" identified in this report.*

Agency	Program	Description	Value
MassDevelopment	Real Estate Services – Technical Assistance	Advances local economic development goals in cities and towns across Massachusetts – enabling municipalities to explore the development potential of key properties, address streetscape and infrastructure needs, and plan for growth	Usually less than $75,000
MassDevelopment	Site Readiness Program	Aims to increase the state's inventory of large, well-located, project-ready sites; to accelerate private-sector investment in industrial, commercial, and mixed-use projects; and to support the conversion of abandoned sites and obsolete facilities into clean, actively used, tax-generating properties	No set maximum but typical awards range from $50,000 to $500,000.
MassHousing Partnership	Technical Assistance	MHP can award small grants, engage consultants, and/or provide staff time to increase housing opportunity.	Varies, but generally less than $50,000

*Text in the table is adapted directly from agency websites.

Appendix

APPENDIX: DATA SOURCES

Lightcast (formerly Emsi Burning Glass) is a global leader in labor market analytics, offering a data platform that gives a comprehensive, nuanced, and up-to-date picture of labor markets at all scales from national to local. Key components of the platform include traditional labor market information, job postings analytics, talent profile data, compensation data, and skills analytics. Lightcast integrates government data with information from online job postings, talent profiles, and resumes to produce timely intelligence on the state of the labor market. Job and compensation data is available by industry, occupation, educational program, and skill type. Click to learn more.

Esri ArcGIS Business Analyst combines proprietary statistical models covering demographic, business, and spending data with map-based analytics to offer insights on market opportunities for industries, businesses, and sites. Business Analyst integrates datasets covering a wide range of topics including demographics, consumer spending, market potential, customer segmentation, business locations, traffic counts, and crime indexes, which can be overlaid spatially to produce customizable maps and uncover market intelligence. Data can be pulled for standard and custom geographies, allowing for valuable comparison between places. Click to learn more.

CoStar is a comprehensive source of commercial real estate intelligence, offering an inventory of over 6.4 million commercial properties spanning 135 billion square feet of space in 390 markets across the US. CoStar covers office, retail, industrial, hospitality, and multifamily markets. Property- and market-level data on absorption, occupancy, lease rates, tenants, listings, and transactions are researched and verified through calls to property managers, review of public records, visits to construction sites, and desktop research to uncover nearly real-time market changes. Click to learn more.

APPENDIX: DATA SOURCES

The **American Community Survey (ACS)** is an ongoing statistical survey by the US Census Bureau that gathers demographic and socioeconomic information on age, sex, race, family and relationships, income and benefits, health insurance, education, veteran status, disabilities, commute patterns, and other topics. Mandatory to fill out, the survey is sent to a small sample of the population on a rotating basis. The questions on the ACS are different than those asked on the decennial census and provide ongoing demographic updates of the nation down to the block group level. Click to learn more.

Redfin is a national real estate brokerage and analytics firm that offers access to its extensive for-sale residential property listings database. Data is aggregated from the hundreds of local multiple listings services (MLS) used by real estate agents in the markets where it operates. The data covers broker-listed homes from the MLS, homes in foreclosure, select for-sale by owner (FSBO) homes, and records of past sales. Redfin's downloadable data on market trends is released monthly and is available at the national, metro, state, county, city, ZIP code, and neighborhood level. Click here to learn more.

The **American Housing Survey** (AHS) is sponsored by the Department of Housing and Urban Development (HUD) and conducted by the U.S. Census Bureau. The AHS is a longitudinal housing unit survey conducted biennially in odd-numbered years, with samples redrawn in 1985 and 2015. The survey provides information about the quality and cost of housing in the United States and major metropolitan areas including the physical condition of homes and neighborhoods, the costs of financing and maintaining homes, and the characteristics of people who live in these homes. Click to learn more.

APPENDIX: TECHNICAL GUIDANCE

The Chapter 30b Manual: Procuring Supplies, Servies and Real Property

This manual is periodically updated and provides guidance on complying with the statute that governs the disposal of municipal surplus property. Requirements for “real property dispositions” include nine required steps including, but not limited to: declaring the property as surplus, running a competitive bid process, executing contracts, and maintaining records.

Realizing the Development Potential of Municipal Sites: A Guidance Manual for the Effective Disposal of Surplus Municipal Property

This guidance document effectively complements the Chapter 30b Manual with more in-depth discussion of how to effectively prepare for and manage the RFP process.

ABOUT HORSLEY WITTEN GROUP

HW is a mission driven, engineering, design, and environmental consulting firm based in Sandwich, MA, with offices in Boston, MA, Providence, RI, Exeter, NH, and St. Croix, U.S. Virgin Islands. Incorporated in 1987, our clients benefit from our 35+ years of successful projects and strong partnerships. Our mission is to address environmental and social challenges with sustainable solutions. With 75+ experienced staff, we manage complex projects in New England and across the globe. Our successes and project accolades are attributed to innovation, responsiveness, and client satisfaction.

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The Project Team

Nate Kelly, AICP
President

Jeff Davis, AICP
Senior Planner

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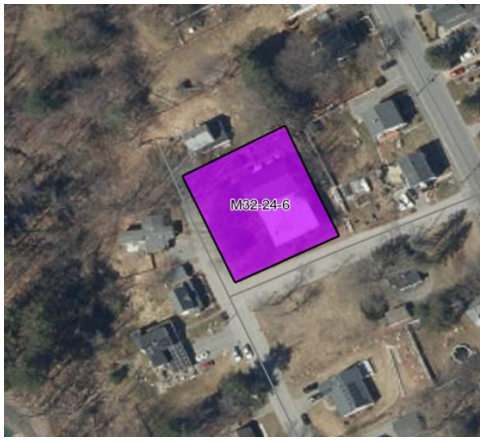
Service Lines

- Strategic and Organizational Planning
- Economic and Fiscal Impact Analysis
- Real Estate Development Analytics and Advisory
- Housing Needs Assessment
- Prospecting and Business Attraction
- Target Industry Analytics and Strategy
- Workforce Development and Talent Retention
- Entrepreneurship and Innovation

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2026

City of Gardner, MA
Parcel Summary





Prepared by:

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Horsley Witten Group
Sustainable Environmental Solutions

City of Gardner, MA – City-owned Parcels

Prepared by the Horsley Witten Group (HW)

May 2026

Using GIS data and Google Maps, HW gathered and organized data on all 220 City-owned parcels in Gardner, MA. This document presents key information about each of those parcels (e.g., size, site conditions, proximity to amenities) to help the City decide what future uses are best.

Each parcel is organized alphabetically by its Parcel ID number, as shown in the Table of Contents below. After the Table of Contents is an Index Map and 13 smaller maps. These maps show all City-owned parcels with pink hash marks. Use the Index Map to identify the letter (A through J) of the sub-map of your choice. The sub-maps show the Parcel ID number for each City-owned parcel, and each entry for each parcel includes the letter of the sub-map where that parcel is shown.

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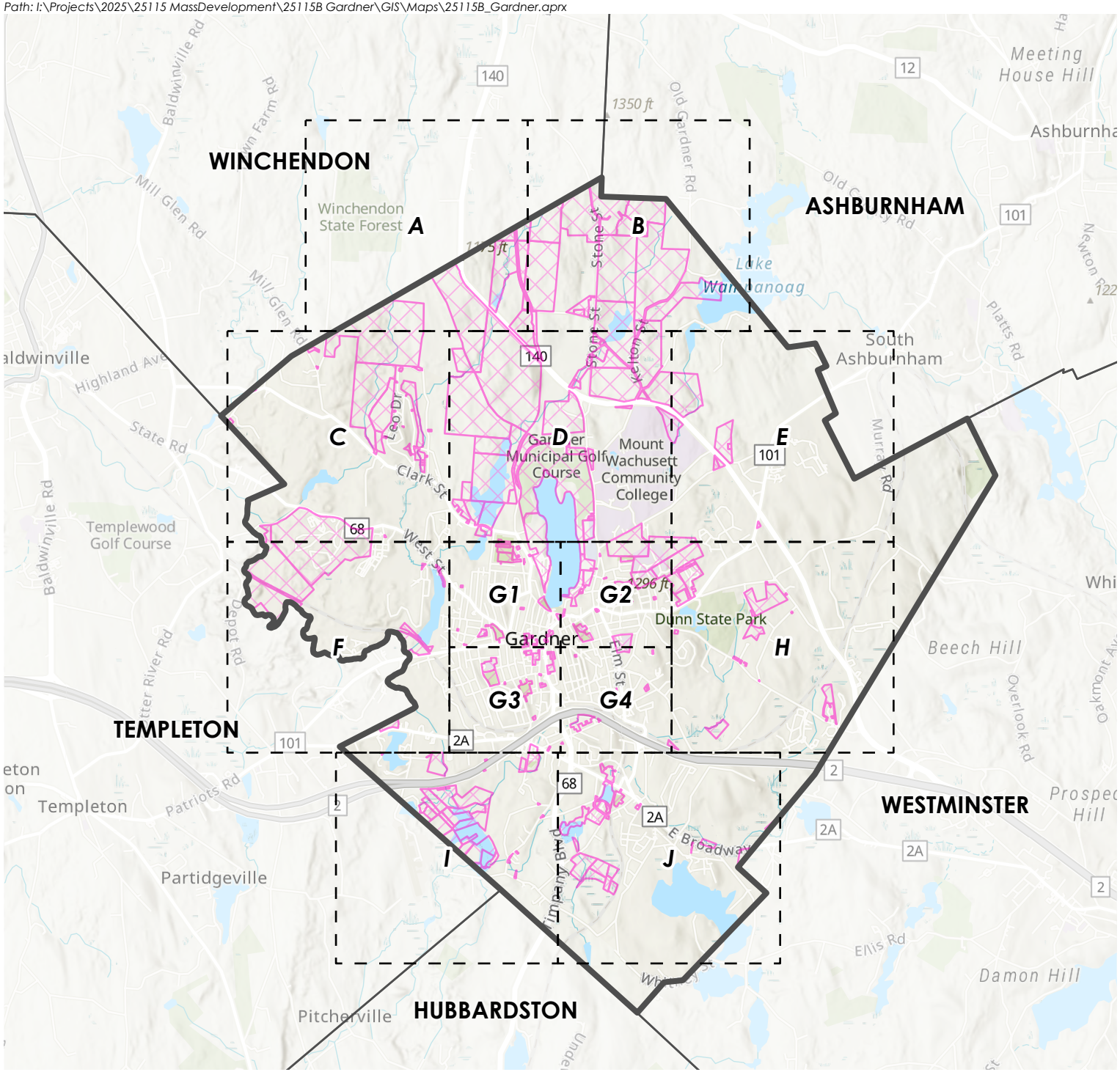
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Horsley Witten Group
Sustainable Environmental Solutions

Date: 3/4/2026
Data Sources: Bureau of Geographic Information (MassGIS), ESRI

This map is for informational purposes and may not be suitable for legal, engineering, or surveying purposes.

- Town Boundary
- Map Index
- City-Owned Parcels



Index Map
City-Owned Parcels
Gardner, MA

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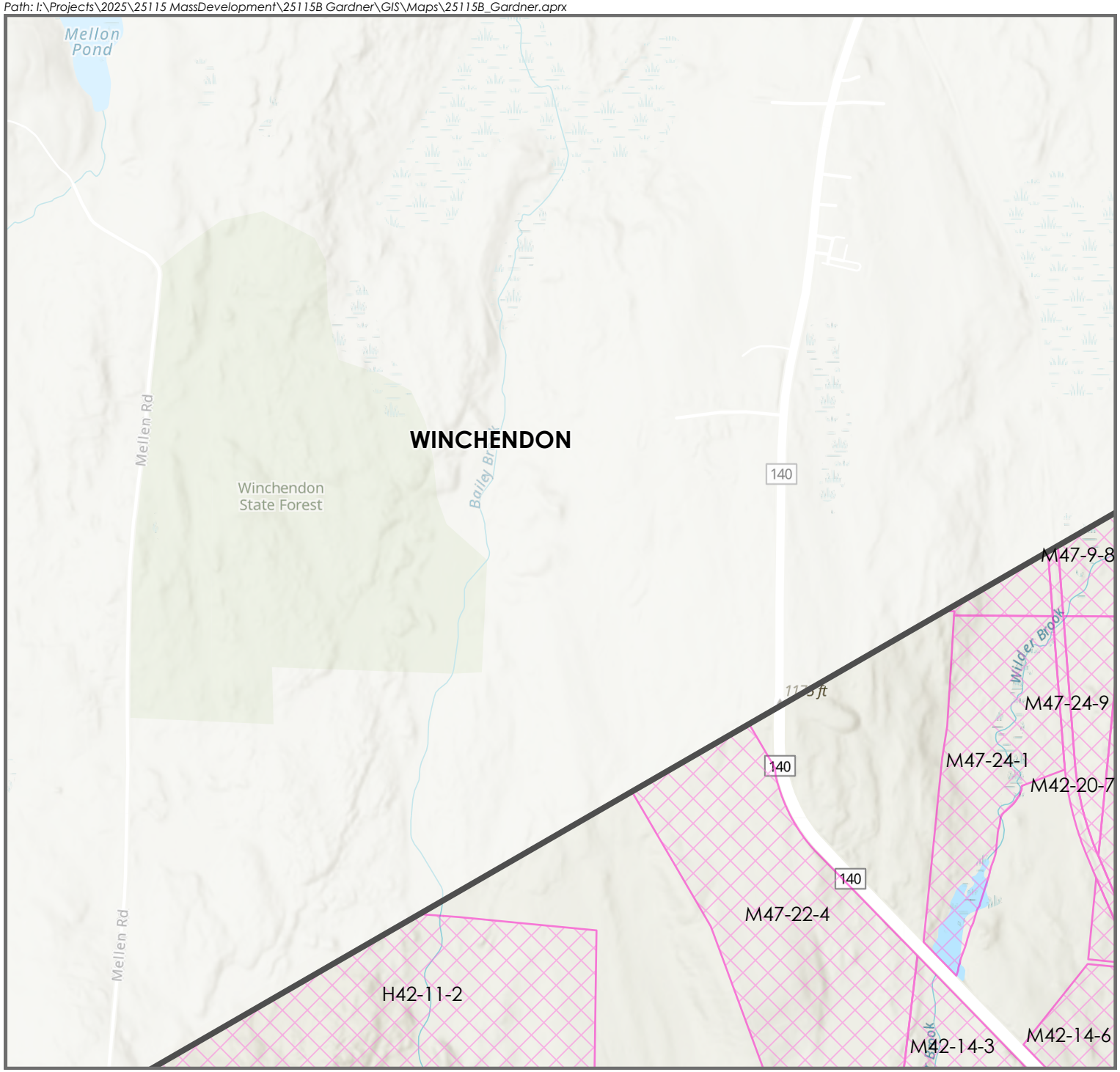
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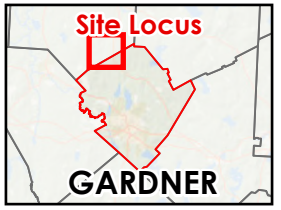
Horsley Witten Group
Sustainable Environmental Solutions

Date: 3/4/2026
Data Sources: Bureau of Geographic Information (MassGIS), ESRI

This map is for informational purposes and may not be suitable for legal, engineering, or surveying purposes.

Town Boundary
City-Owned Parcels





Feet
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Sub-Map A
City-Owned Parcels
Gardner, MA

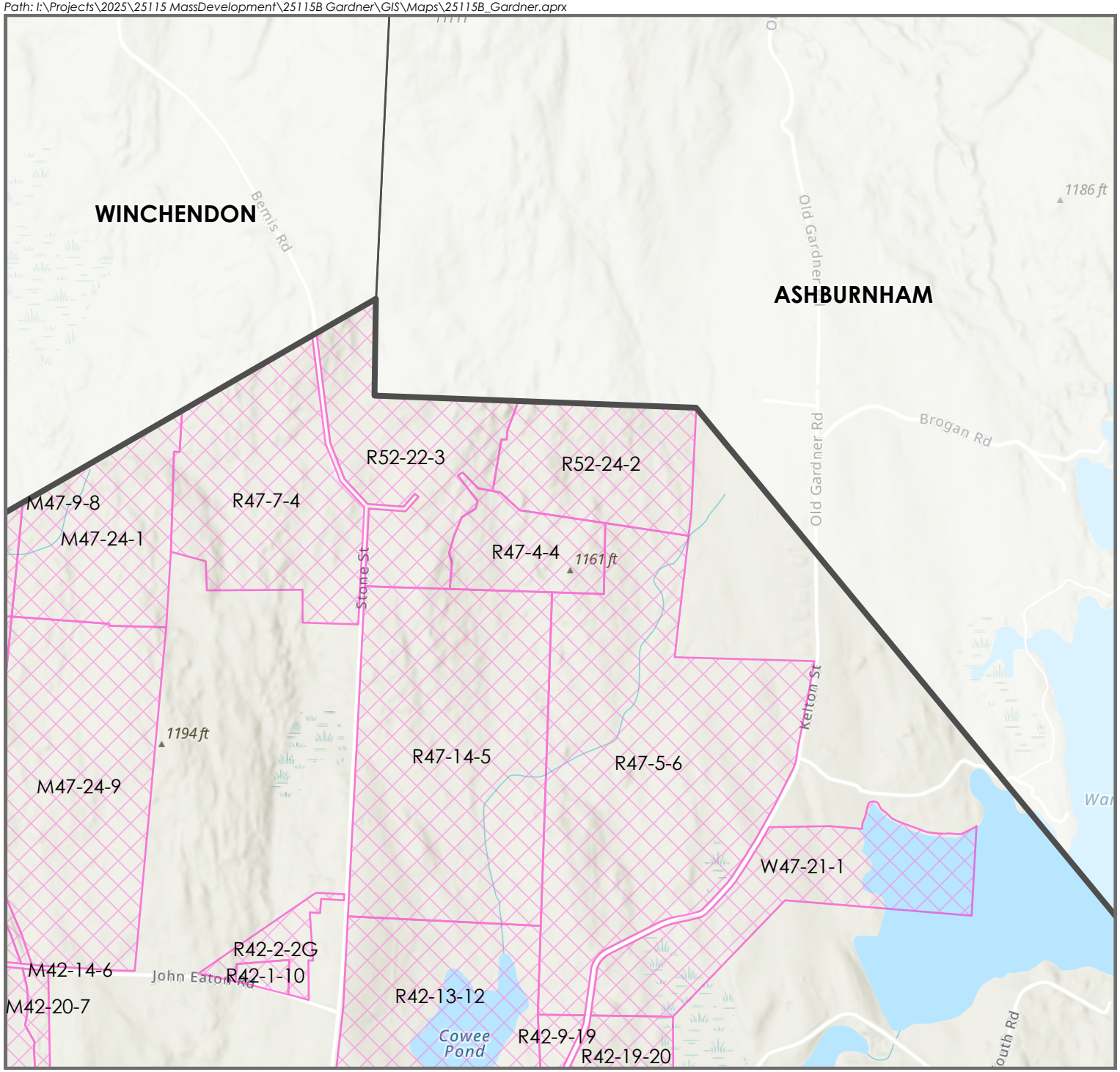
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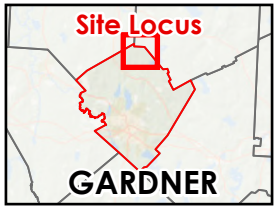
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Horsley Witten Group
Sustainable Environmental Solutions

Date: 3/4/2026
Data Sources: Bureau of Geographic Information (MassGIS), ESRI

This map is for informational purposes and may not be suitable for legal, engineering, or surveying purposes.





Feet
0 600 1,200

- Town Boundary
- City-Owned Parcels

Sub-Map B
City-Owned Parcels
Gardner, MA

Path: I:\Projects\2025\25115 MassDevelopment\25115B Gardner\GIS\Maps\25115B_Gardner.aprx

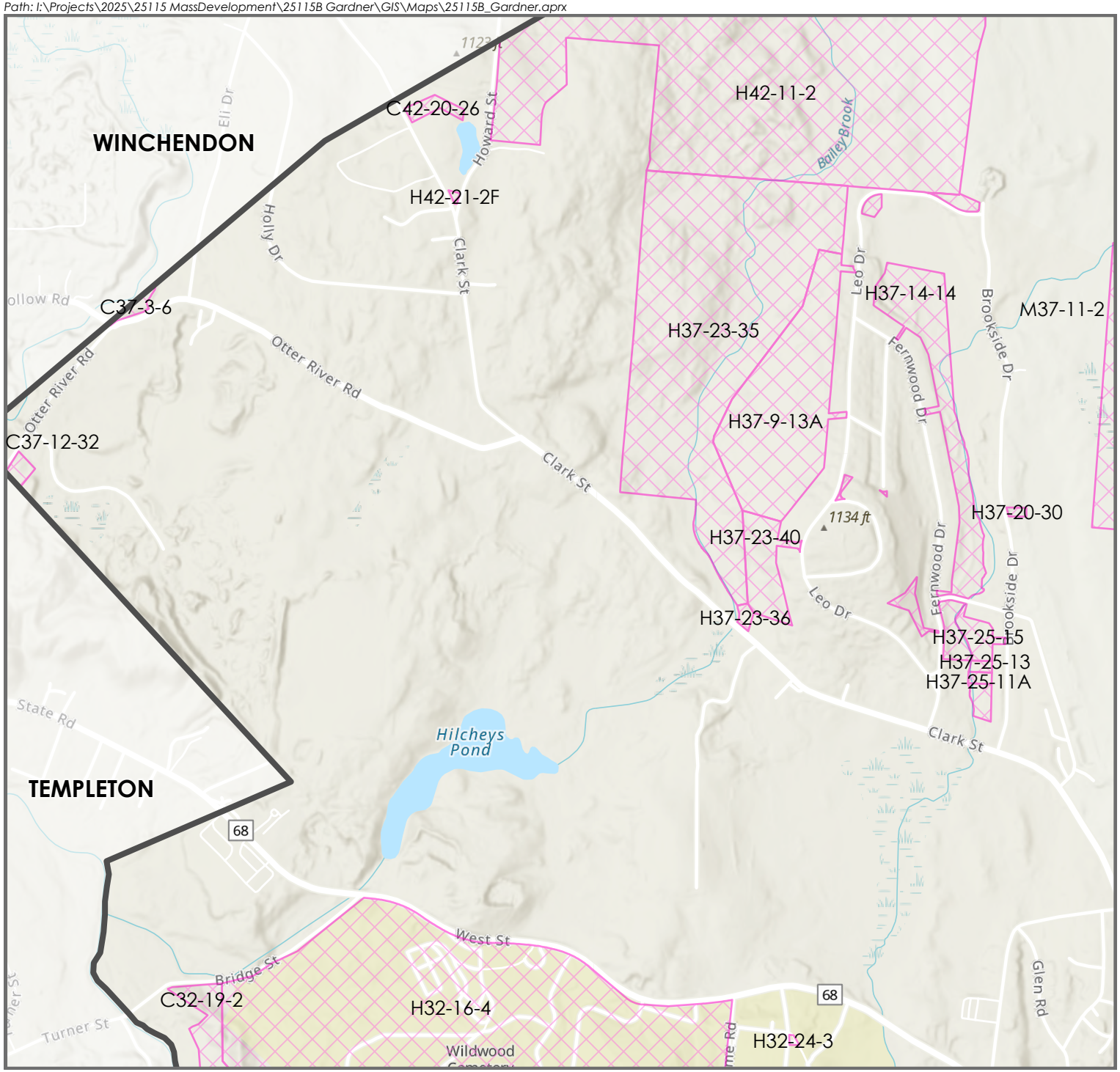
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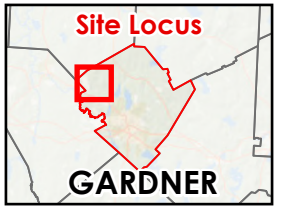
Horsley Witten Group
Sustainable Environmental Solutions

Date: 3/4/2026
Data Sources: Bureau of Geographic Information (MassGIS), ESRI

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Town Boundary
City-Owned Parcels





Feet
0 600 1,200

Sub-Map C
City-Owned Parcels
Gardner, MA

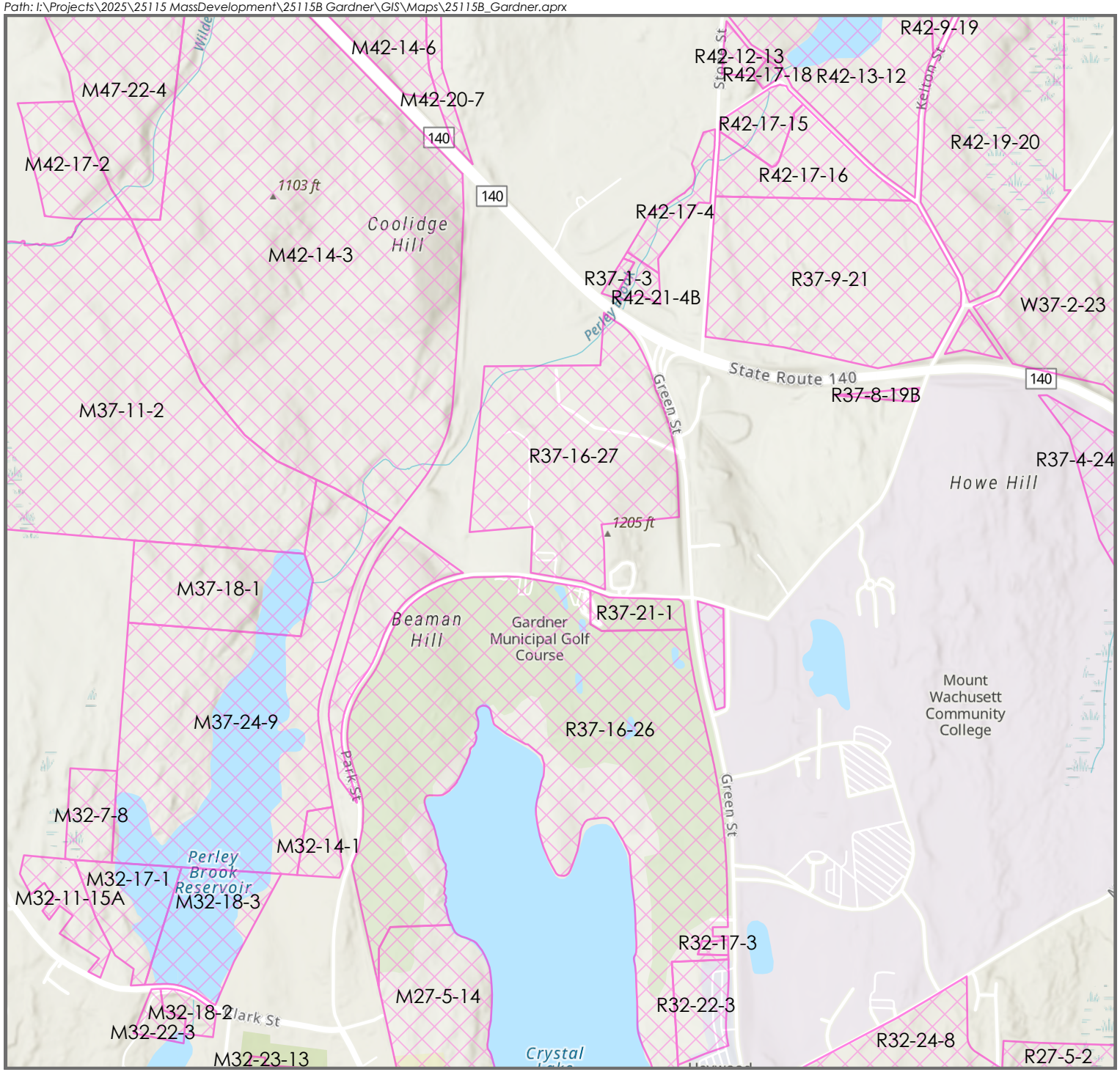
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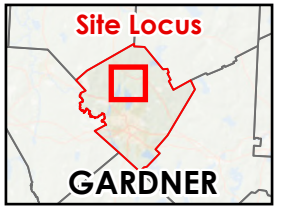
Horsley Witten Group
Sustainable Environmental Solutions

Date: 3/4/2026
Data Sources: Bureau of Geographic Information (MassGIS), ESRI

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Town Boundary
City-Owned Parcels



Feet
0 600 1,200

Sub-Map D
City-Owned Parcels
Gardner, MA

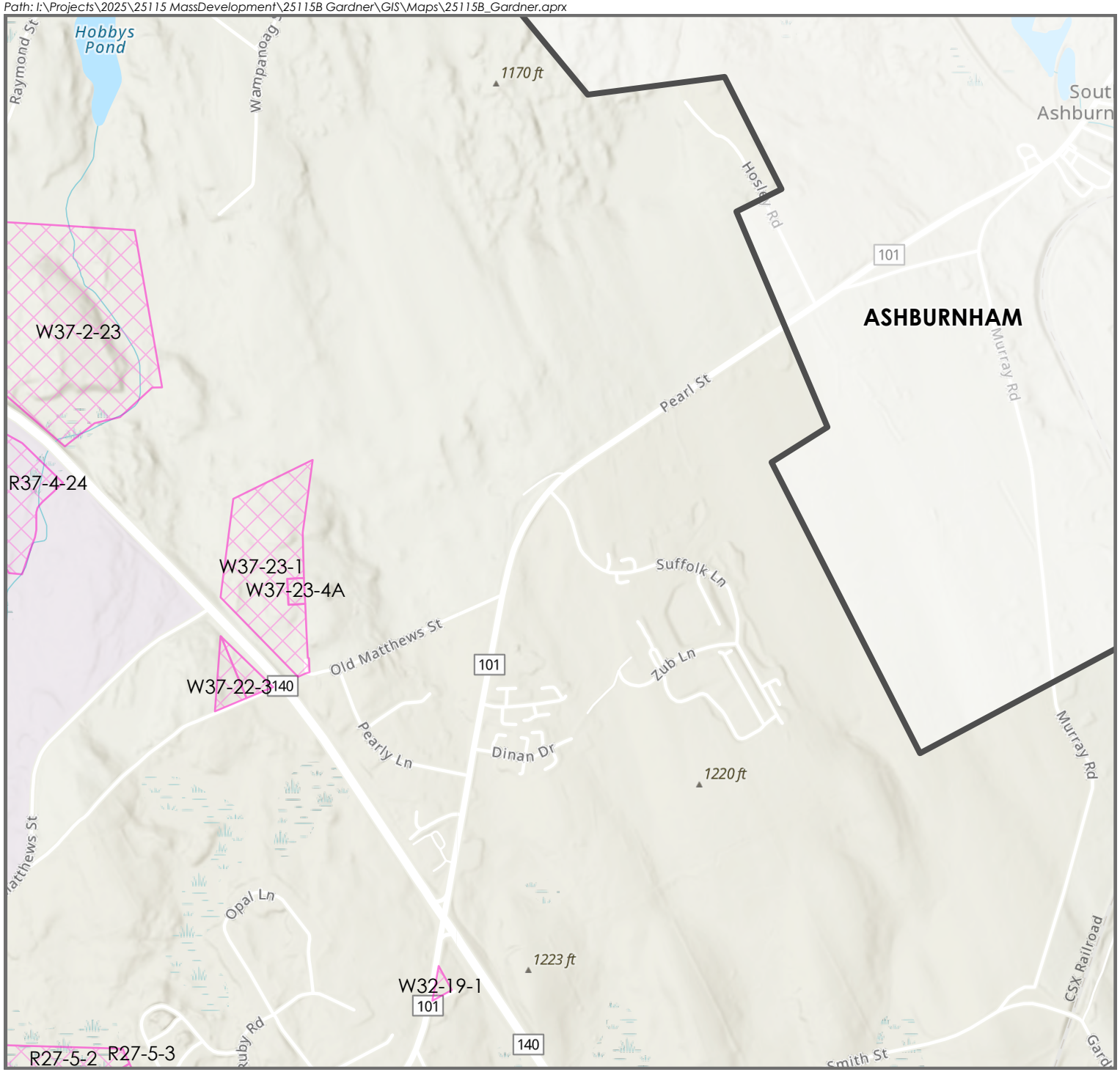
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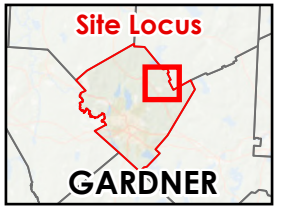
Horsley Witten Group
Sustainable Environmental Solutions

Date: 3/4/2026
Data Sources: Bureau of Geographic Information (MassGIS), ESRI

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Town Boundary
City-Owned Parcels



Feet
0 600 1,200

Sub-Map E
City-Owned Parcels
Gardner, MA

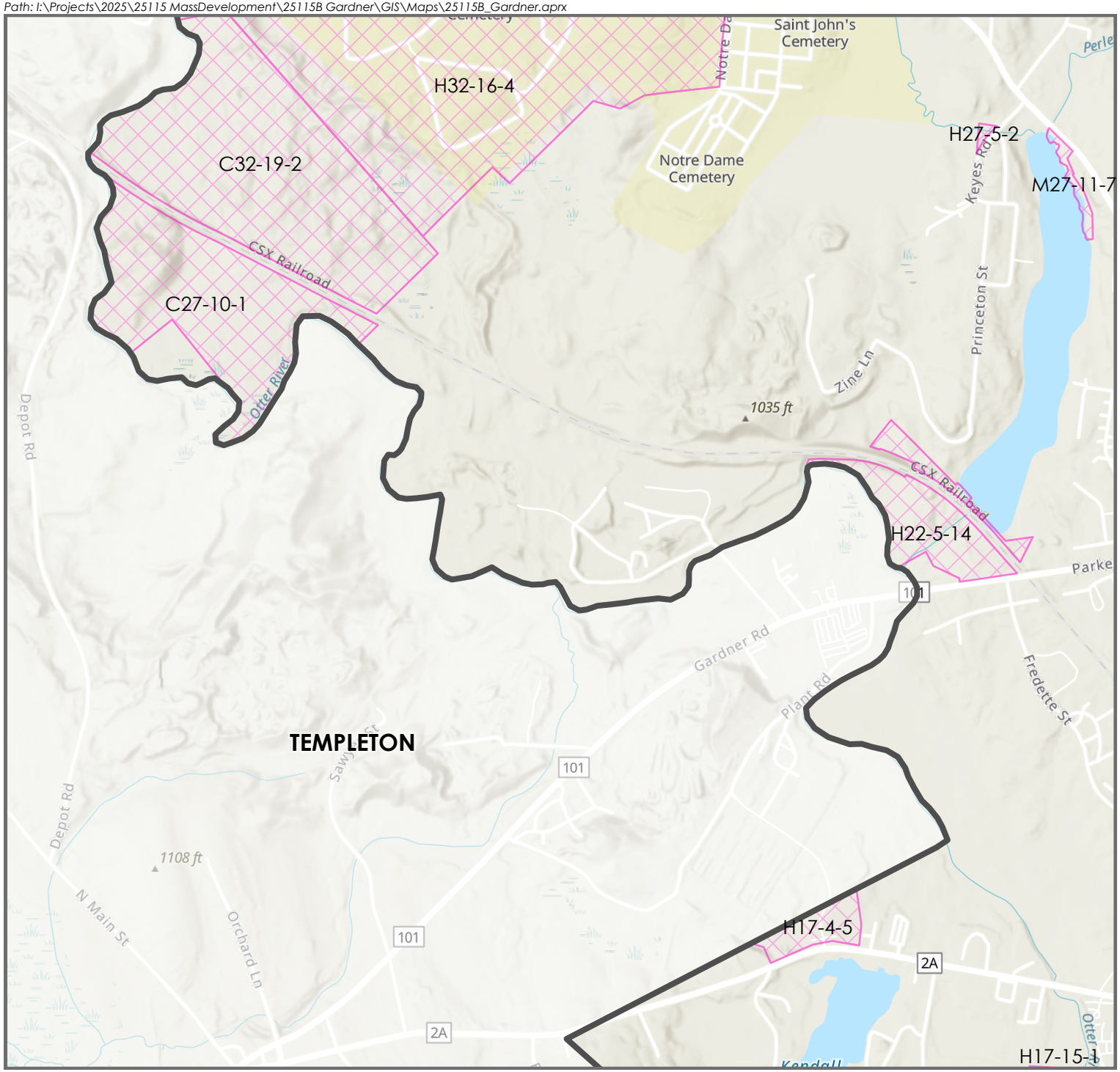
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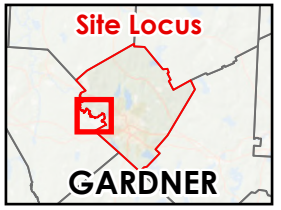
Horsley Witten Group
Sustainable Environmental Solutions

Date: 3/4/2026
Data Sources: Bureau of Geographic Information (MassGIS), ESRI

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Town Boundary
City-Owned Parcels



Feet
0 600 1,200

Sub-Map F
City-Owned Parcels
Gardner, MA

Path: I:\Projects\2025\25115 MassDevelopment\25115B Gardner\GIS\Maps\25115B_Gardner.aprx

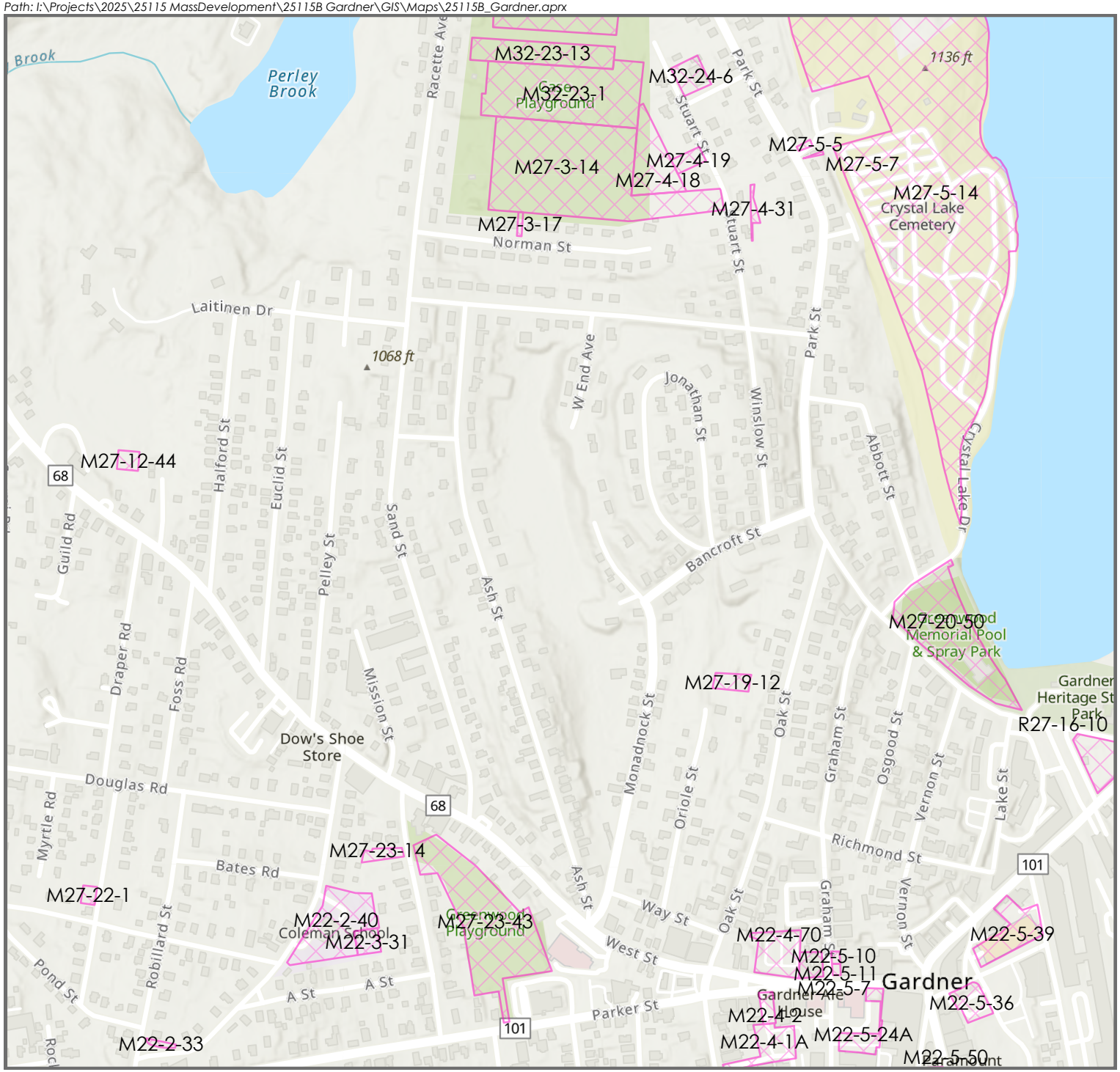
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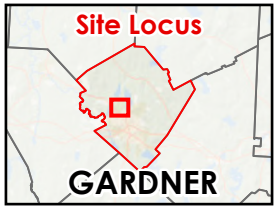
Horsley Witten Group
Sustainable Environmental Solutions

Date: 3/4/2026
Data Sources: Bureau of Geographic Information (MassGIS), ESRI

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Town Boundary
City-Owned Parcels





Feet
0 300 600

Sub-Map G1
City-Owned Parcels
Gardner, MA

Path: I:\Projects\2025\25115 MassDevelopment\25115B Gardner\GIS\Maps\25115B_Gardner.aprx

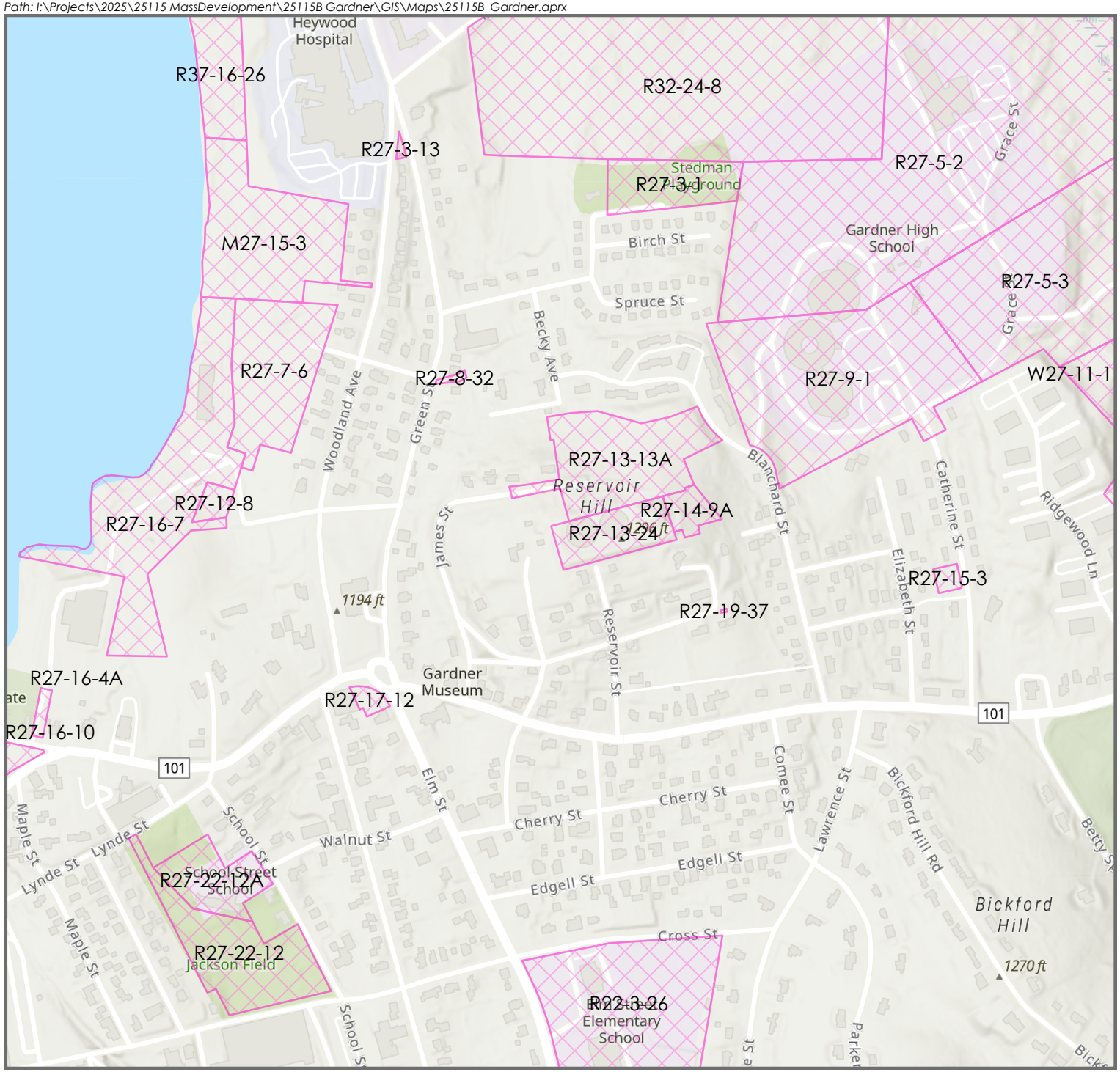
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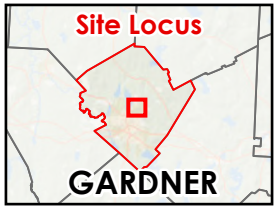
Horsley Witten Group
Sustainable Environmental Solutions

Date: 3/4/2026
Data Sources: Bureau of Geographic Information (MassGIS), ESRI

This map is for informational purposes and may not be suitable for legal, engineering, or surveying purposes.

Town Boundary
City-Owned Parcels





Feet
0 300 600

Sub-Map G2
City-Owned Parcels
Gardner, MA

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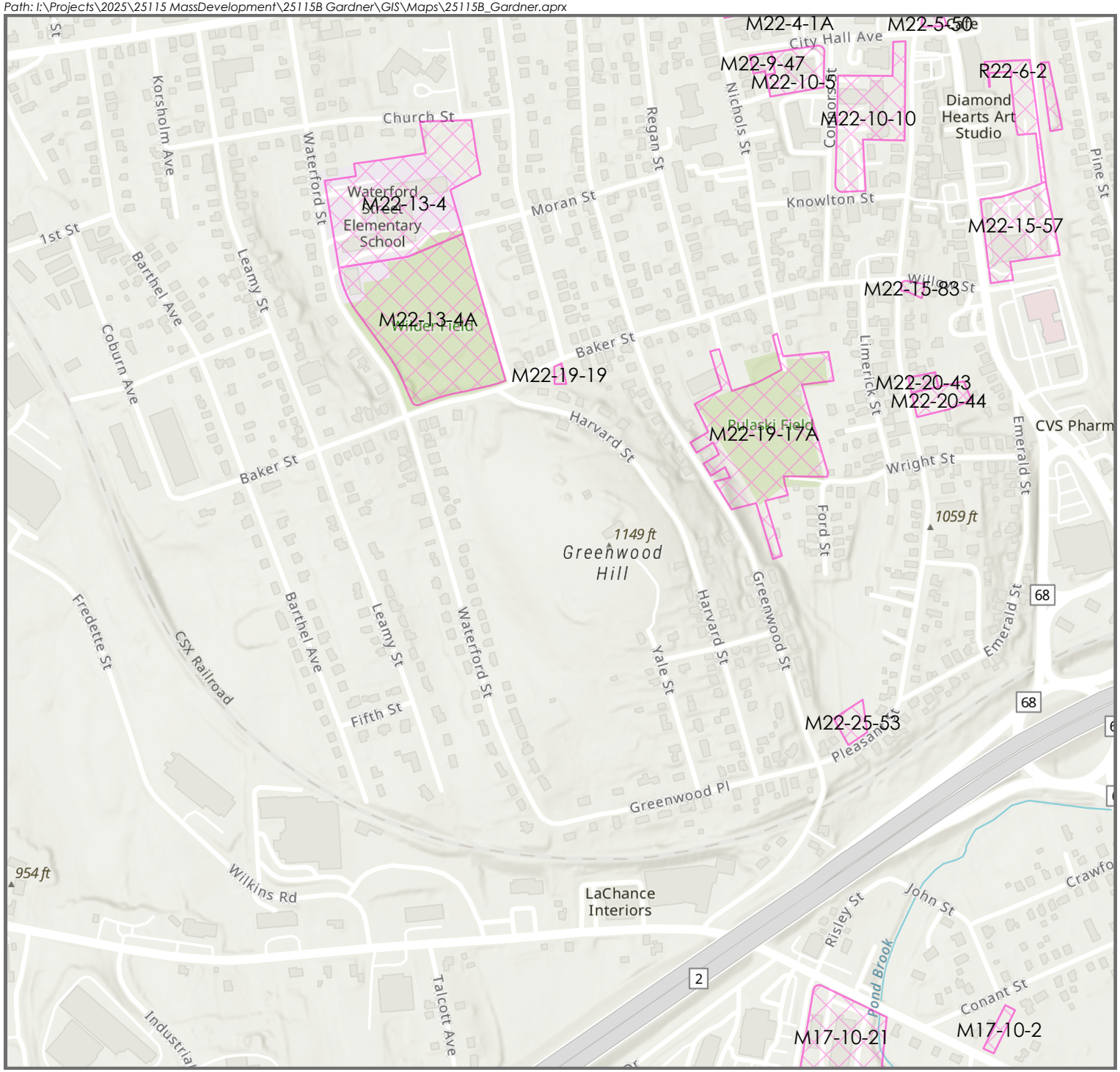
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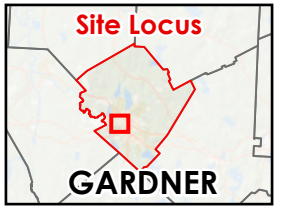
Horsley Witten Group
Sustainable Environmental Solutions

Date: 3/4/2026
Data Sources: Bureau of Geographic Information (MassGIS), ESRI

This map is for informational purposes and may not be suitable for legal, engineering, or surveying purposes.

Town Boundary
City-Owned Parcels





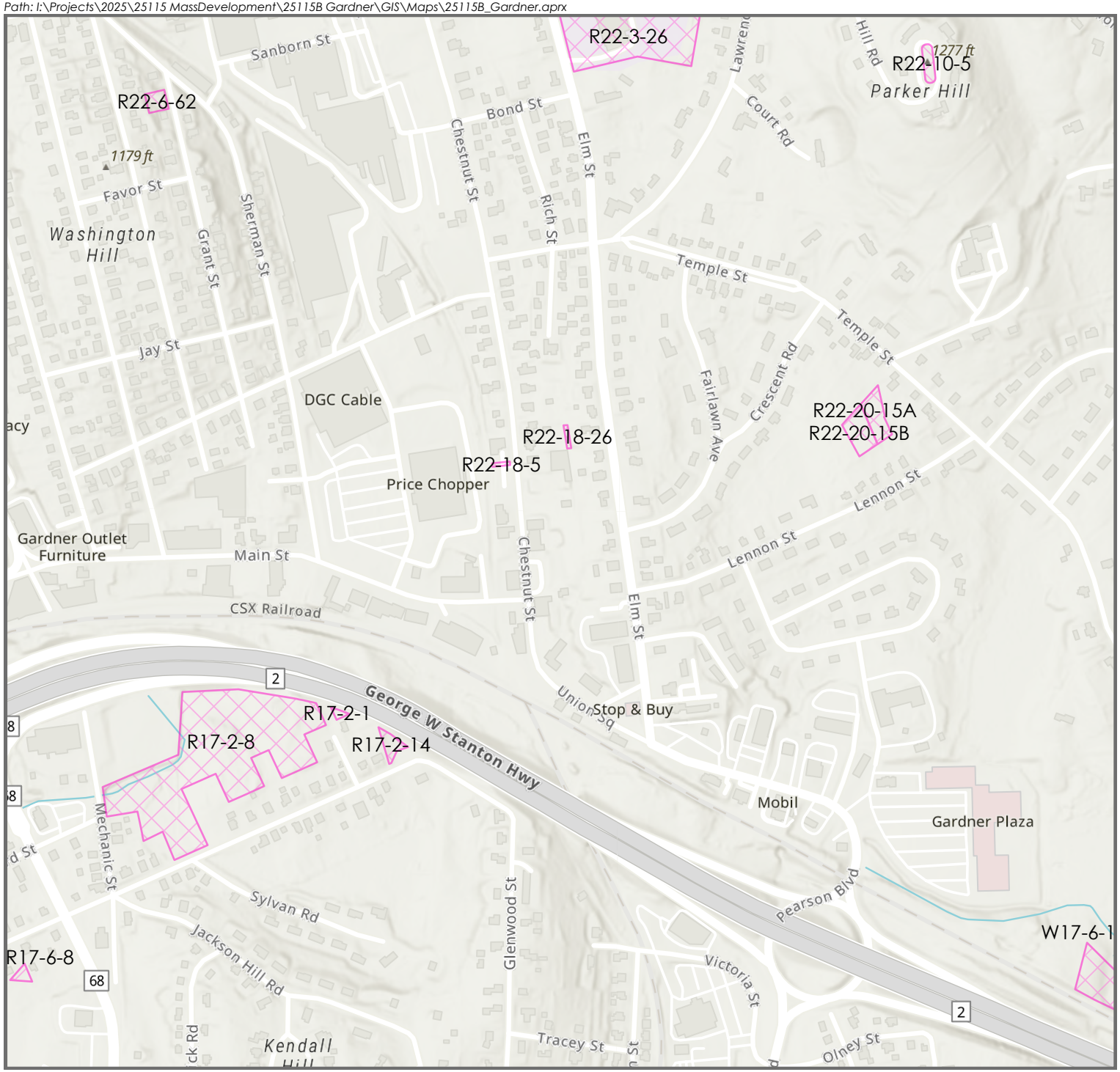
Feet
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Sub-Map G3
City-Owned Parcels
Gardner, MA

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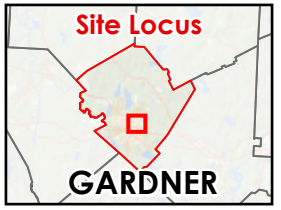
Horsley Witten Group
Sustainable Environmental Solutions



Date: 3/4/2026
Data Sources: Bureau of Geographic Information (MassGIS), ESRI

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Town Boundary
City-Owned Parcels



Feet
0 300 600

Sub-Map G4
City-Owned Parcels
Gardner, MA

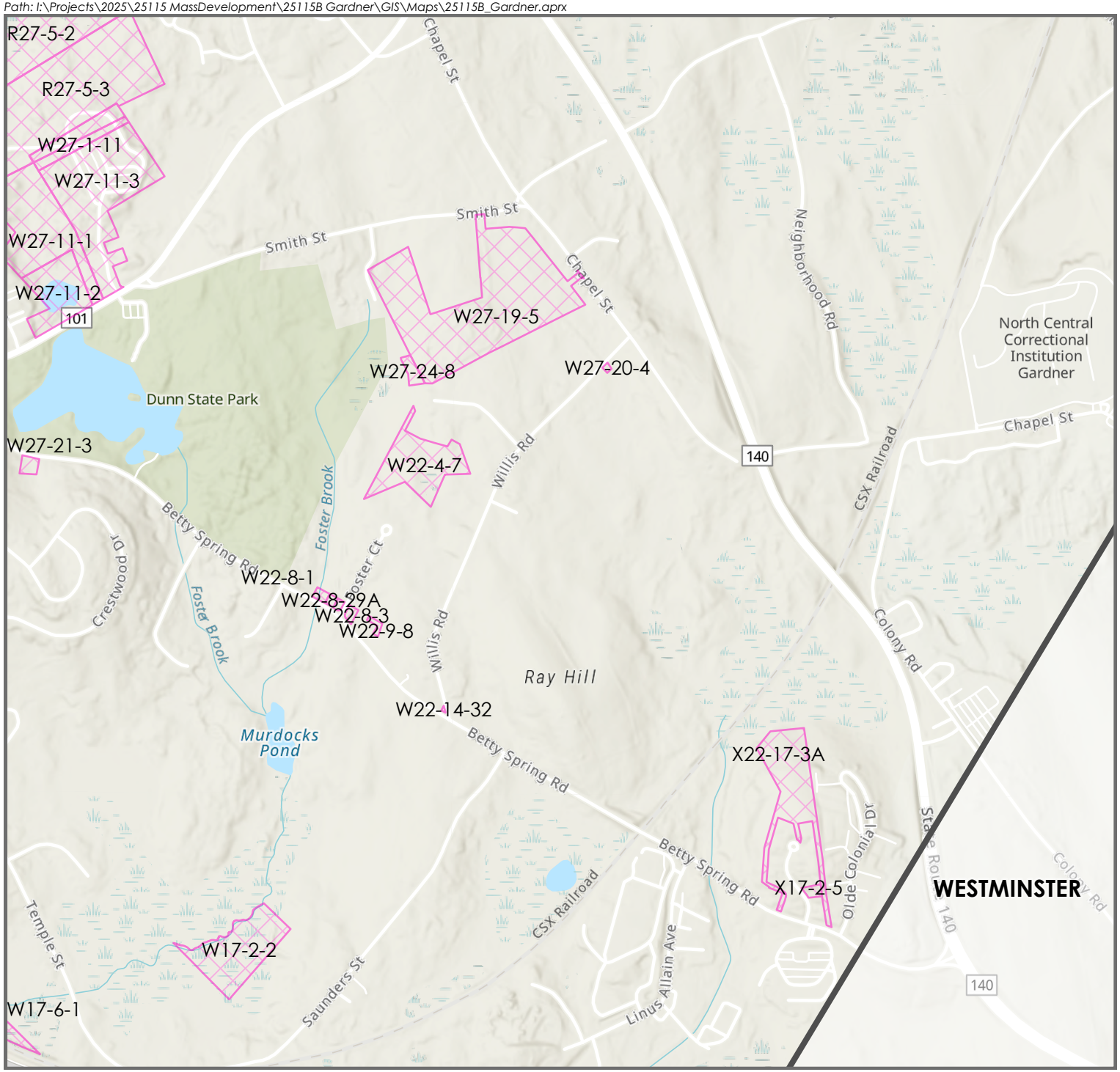
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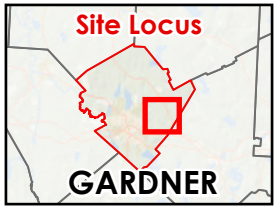
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Horsley Witten Group
Sustainable Environmental Solutions

Date: 3/4/2026
Data Sources: Bureau of Geographic Information (MassGIS), ESRI

This map is for informational purposes and may not be suitable for legal, engineering, or surveying purposes.





Town Boundary
City-Owned Parcels

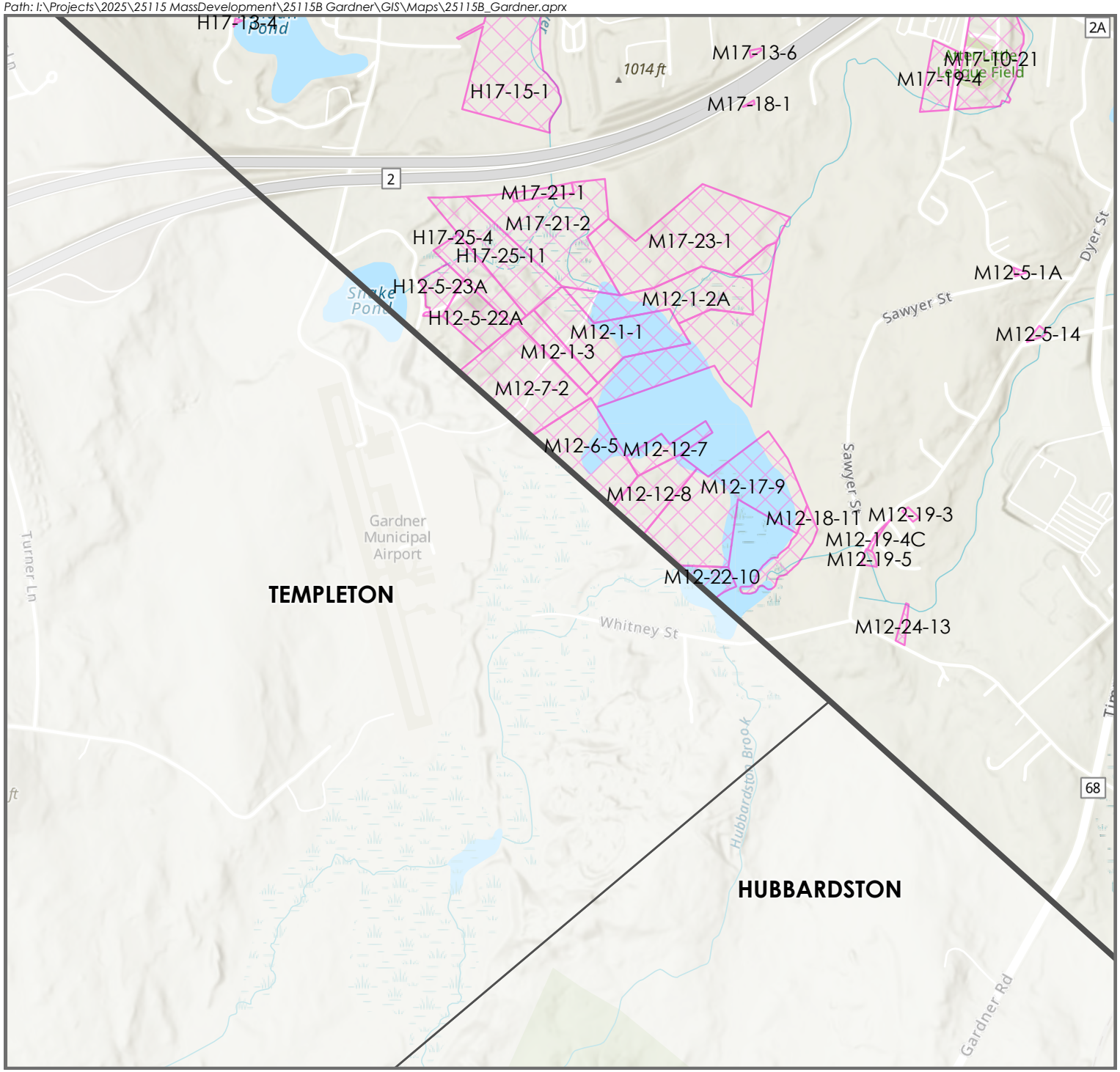
Feet
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Sub-Map H
City-Owned Parcels
Gardner, MA

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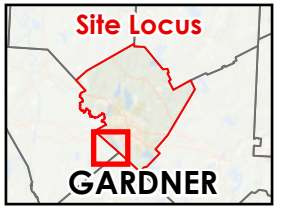
Horsley Witten Group
Sustainable Environmental Solutions



Date: 3/4/2026
Data Sources: Bureau of Geographic Information (MassGIS), ESRI

This map is for informational purposes and may not be suitable for legal, engineering, or surveying purposes.

Town Boundary
City-Owned Parcels



Feet
0 600 1,200

Sub-Map I
City-Owned Parcels
Gardner, MA

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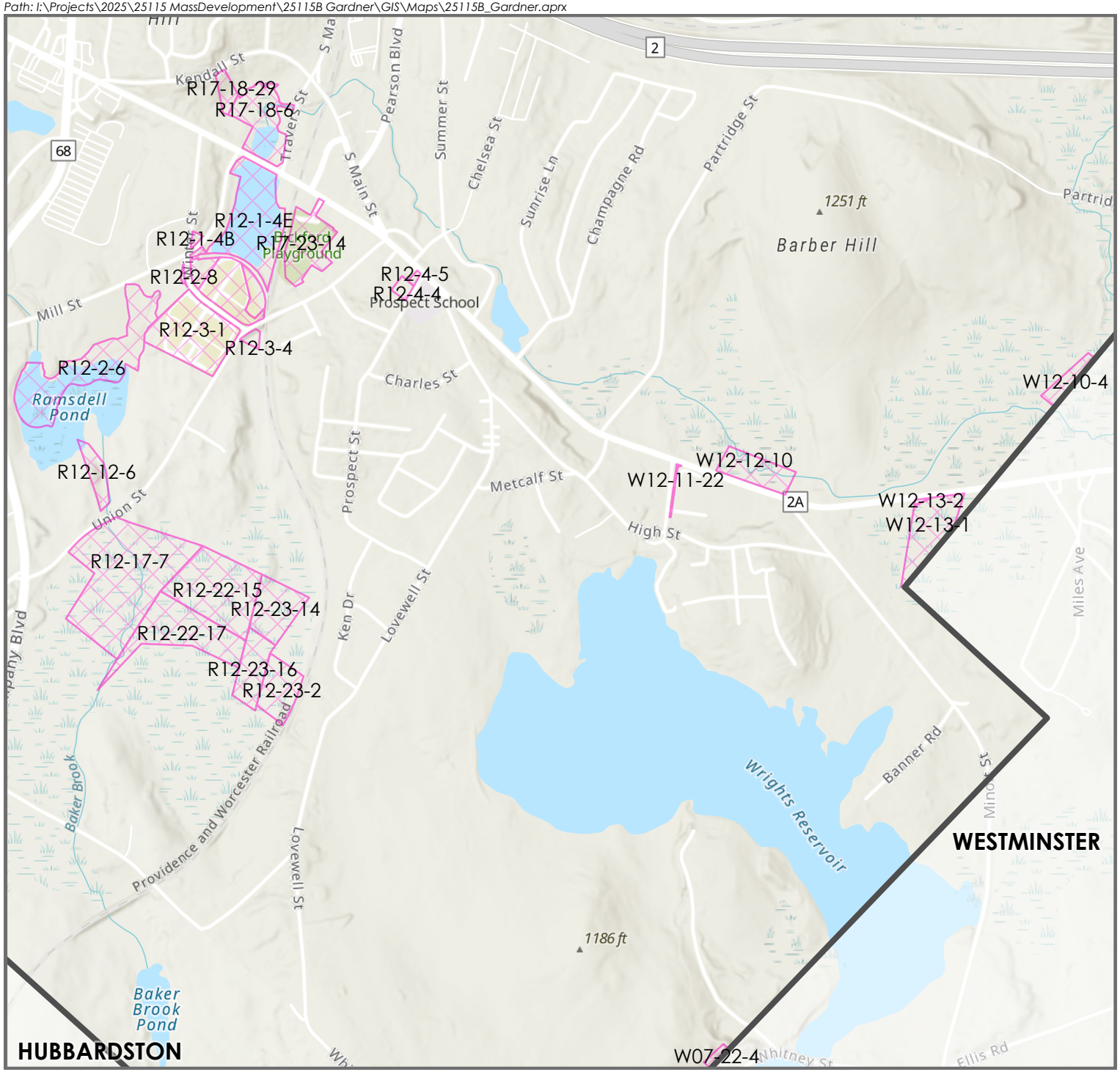
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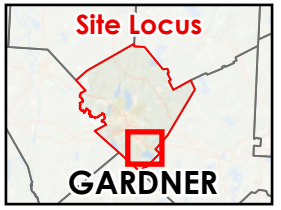
Horsley Witten Group
Sustainable Environmental Solutions

Date: 3/4/2026
Data Sources: Bureau of Geographic Information (MassGIS), ESRI

This map is for informational purposes and may not be suitable for legal, engineering, or surveying purposes.

Town Boundary
City-Owned Parcels





Feet
0 600 1,200

Sub-Map J
City-Owned Parcels
Gardner, MA

Parcels

Parcel ID

C27-10-1

Size 47.34 acres **Geometry** Irregual shape with large parts extending outward. **Access** Located near Depot Road. **Zoning** R2 **Utilities** None. **Proximity to Contamination** The nearest AUL is about one mile and two fifths of a mile away. **Proximity to Amenities** Near or part of conservation areas. Close to a golf course and a sportsman's club, both of which are most accessible by car. **Neighboring Uses** R2 and Templeton border.	**Environmental Constraints** Extensive wetlands near and within the parcel. Significant portions in floodrisk areas. A river runs through it. **Site Conditions** Vacant **ROW for Existing Rails** Borders the Boston and Maine Railroad, although it is not technically in an ROW zone. **Status as Part of Urban Renewal Area/Special Districts** None **Part of a Cluster of Parcels?** Yes **Appears on Tile(s)** F

Parcel ID

C32-19-2

Size 81.43 acres **Geometry** Largely trapezoid-shaped, with small part extending out of one corner. **Access** Located along Bridge Street. **Zoning** R2 **Utilities** None. **Proximity to Contamination** Nearest AUL is a little over one mile and one tenth of a mile away. **Proximity to Amenities** Appears to be part of the Cummings Conservation Area. Close to a golf course and a sportsman's club, both of which are mostly accessible by car. **Neighboring Uses** R2 and Templeton border.	**Environmental Constraints** Sigfnificant overlap with floodrisk and wetland areas. A river runs through it. **Site Conditions** Vacant **ROW for Existing Rails** Borders the Boston and Maine Railroad, although it is not technically in an ROW zone. **Status as Part of Urban Renewal Area/Special Districts** None **Part of a Cluster of Parcels?** Yes **Appears on Tile(s)** C, F

Parcel ID

C37-12-32

Size 0.91 acres **Geometry** Kite-shaped. **Access** Located along Otter River Road. **Zoning** R2 **Utilities** None. **Proximity to Contamination** Nearest AUL is about two and a third miles away. **Proximity to Amenities** Not close to many amenities, besides natural spaces. **Neighboring Uses** R2 and Templeton border.	**Environmental Constraints** A small portion contains wetland. The parcel borders wetlands and flood risk areas. **Site Conditions** Vacant **ROW for Existing Rails** No **Status as Part of Urban Renewal Area/Special Districts** None **Part of a Cluster of Parcels?** No **Appears on Tile(s)** C

Parcel ID

C37-3-6

Size 0.75 acres **Geometry** Roughly arrow head-shaped. **Access** Access near Happy Hollow Road and Otter River Road. **Zoning** R2 **Utilities** None. **Proximity to Contamination** Three AULs within about two and a half miles. **Proximity to Amenities** Far from many amenities. **Neighboring Uses** R2 and Winchendon border.	**Environmental Constraints** Contains no wetlands or floodrisk zones. Is close to river. **Site Conditions** Vacant **ROW for Existing Rails** No **Status as Part of Urban Renewal Area/Special Districts** None **Part of a Cluster of Parcels?** No **Appears on Tile(s)** C

Parcel ID

C42-20-26

Size 1.28 acres **Geometry** Rectangle bent at an angle. **Access** Located along Clark Street. **Zoning** R2 **Utilities** None. **Proximity to Contamination** Two AULs roughly two and a third miles away. **Proximity to Amenities** Alisauskas Conservation Area is within walking distance. **Neighboring Uses** R2.	**Environmental Constraints** No wetlands or floodrisk areas. It is close to a pond. **Site Conditions** Vacant **ROW for Existing Rails** No **Status as Part of Urban Renewal Area/Special Districts** None **Part of a Cluster of Parcels?** No **Appears on Tile(s)** C

Parcel ID

H12-5-22A

Size 4.09 acres **Geometry** Largely rectangular with one corner at a smaller angle. **Access** Access by Snake Pond Road. **Zoning** R2 **Utilities** Sewer and water mains run through it. **Proximity to Contamination** Nearest AUL is a little over a mile away. **Proximity to Amenities** Part of Otter River Conservation Area. Walking distance from Gardner Municipal Airport. **Neighboring Uses** R2.	**Environmental Constraints** Has some floodrisk areas and a some wetlands. Borders significant areas of both. **Site Conditions** Vacant **ROW for Existing Rails** No **Status as Part of Urban Renewal Area/Special Districts** None **Part of a Cluster of Parcels?** Yes **Appears on Tile(s)** I

Parcel ID

H12-5-23A

Size 2.29 acres **Geometry** Irregularly shaped pentagon. **Access** Access by Snake Pond Road. **Zoning** R2 **Utilities** Sewer and water mains run through it. **Proximity to Contamination** Nearest AUL about 1.13 miles away. **Proximity to Amenities** Part of Otter River Conservation Area. Walking distance from Gardner Municipal Airport. **Neighboring Uses** R2.	**Environmental Constraints** Mostly wetlands, with some floodrisk area too. Borders significant areas of both. **Site Conditions** Vacant **ROW for Existing Rails** No **Status as Part of Urban Renewal Area/Special Districts** None **Part of a Cluster of Parcels?** Yes **Appears on Tile(s)** I

Parcel ID

H17-13-4

Size 3.61 acres **Geometry** Roughly triangle-shaped. **Access** Located along Kendall Pond Road W. **Zoning** R2 **Utilities** Sewer main runs near it. **Proximity to Contamination** Nearest AUL is a little over a mile and a half away. **Proximity to Amenities** Walking distance from Polish American Club. Lithuanian Club is close but on the other side of Kendall Pond. A healthcare facility, a preschool, and a child center are all within walking distance. **Neighboring Uses** R2.	**Environmental Constraints** Part of a floodrisk area and near significant floodrisk and wetland areas. **Site Conditions** Vacant **ROW for Existing Rails** No **Status as Part of Urban Renewal Area/Special Districts** None **Part of a Cluster of Parcels?** No **Appears on Tile(s)** I

Parcel ID

H17-15-1

Size 13.42 acres **Geometry** Irregular blob with one thin part stretching out near a corner. **Access** Access near Mohawk Drive. **Zoning** R2 **Utilities** Sewer main runs near it. **Proximity to Contamination** Nearest AUL about a mile away. **Proximity to Amenities** A child center and a health club are within walking distance. **Neighboring Uses** R2 and C2.	**Environmental Constraints** Mostly wetlands, with some floodrisk area too. Borders significant areas of both. A river runs through it. **Site Conditions** Vacant **ROW for Existing Rails** No **Status as Part of Urban Renewal Area/Special Districts** None **Part of a Cluster of Parcels?** No **Appears on Tile(s)** F, I

Parcel ID

H17-25-11

Size 8.9 acres **Geometry** Long, thin trapezoid, with one corner protruding further out. **Access** Adjacent to parcels with access by Snake Pond Road. **Zoning** R2 **Utilities** None. **Proximity to Contamination** Nearest AUL is about a mile away. **Proximity to Amenities** Part of Otter River Conservation Area. Walking distance from Gardner Municipal Airport. **Neighboring Uses** R2 and State Route 2.	**Environmental Constraints** Contains significant areas of wetlands and floodrisk areas. Borders signficant areas of both. **Site Conditions** Vacant **ROW for Existing Rails** No **Status as Part of Urban Renewal Area/Special Districts** None **Part of a Cluster of Parcels?** Yes **Appears on Tile(s)** I

Parcel ID

H17-25-4

Size 4.2 acres **Geometry** Long, thin trapezoid. **Access** Access by Snake Pond Road. **Zoning** R2 **Utilities** Sewer main runs in part of it. **Proximity to Contamination** Nearest AUL a little over a mile away. **Proximity to Amenities** Part of Otter River Conservation Area. Walking distance from Gardner Municipal Airport. **Neighboring Uses** R2.	**Environmental Constraints** Contains significant areas of wetlands and floodrisk areas. Borders signficant areas of both. **Site Conditions** Vacant **ROW for Existing Rails** No **Status as Part of Urban Renewal Area/Special Districts** None **Part of a Cluster of Parcels?** Yes **Appears on Tile(s)** I

Parcel ID

H17-4-5

Size 5.92 acres **Geometry** Bent, irregular trapezoid. **Access** Access off Route 2A. **Zoning** C2 **Utilities** Sewer and water mains run through it and along its frontage. **Proximity to Contamination** Nearest AUL about a half mile away. **Proximity to Amenities** A healthcare facility, a preschool, and a child center are all within walking distance. **Neighboring Uses** C2, R2, and Templeton border (G3 nearby).	**Environmental Constraints** Contains some wetlands. Near others and floodrisk areas. **Site Conditions** Kennel **ROW for Existing Rails** No **Status as Part of Urban Renewal Area/Special Districts** None **Part of a Cluster of Parcels?** No **Appears on Tile(s)** F

Parcel ID

H22-5-14

Size 19.11 acres **Geometry** Two, roughly parralel, irregular shapes extending lengthwise, one expanding near middle. **Access** Located along Route 101/Parker Street. **Zoning** R1/R2/I1 **Utilities** Sewer main runs through it and along its frontage. Water main runs along its frontage. **Proximity to Contamination** Three AULs within a two thirds of a mile radius. **Proximity to Amenities** Walking distance from some restaurants and stores, though they are most accessible by car. **Neighboring Uses** R1, R2, I1, and Templeton border.	**Environmental Constraints** Contains some wetlands and floodrisk areas. Borders signficant areas of both. A river runs through it. **Site Conditions** Outbuildings **ROW for Existing Rails** Borders the Boston and Maine Railroad, although it is not technically in an ROW zone. **Status as Part of Urban Renewal Area/Special Districts** None **Part of a Cluster of Parcels?** No **Appears on Tile(s)** F

Parcel ID

H27-5-2

Size 0.38 acres **Geometry** Triangle. **Access** Located along Keyes Road. **Zoning** R1 **Utilities** Appears to be connected to one (possibly two) water service lines. **Proximity to Contamination** Two AULs a little over a 1/2 mile away. **Proximity to Amenities** Walking distance from a few businesses (mostly salons) and a church. **Neighboring Uses** R1 (R2 nearby).	**Environmental Constraints** Contains some wetlands. Borders signficant wetlands and floodrisk areas. A river runs through it. **Site Conditions** Vacant **ROW for Existing Rails** No **Status as Part of Urban Renewal Area/Special Districts** None **Part of a Cluster of Parcels?** No **Appears on Tile(s)** F

Parcel ID

H32-16-4

Size 192.83 acres **Geometry** Large irregular shape with smaller section to one side. **Access** Access by Route 68/West Street. **Zoning** R2 **Utilities** Sewer and water mains run along its frontage. **Proximity to Contamination** Two AULs within a mile radius. **Proximity to Amenities** Contains Wildwood Cemetery and is adjacent to St. John's and Notre Dame Cemeteries. **Neighboring Uses** R2.	**Environmental Constraints** Portions are floodrisk areas. Scattered wetlands within. Close to river and other wetlands. **Site Conditions** Outbuildings/Cemetery **ROW for Existing Rails** No **Status as Part of Urban Renewal Area/Special Districts** None **Part of a Cluster of Parcels?** Yes **Appears on Tile(s)** C, F

Parcel ID

H32-24-3

Size 0.12 acres **Geometry** Trapezoid. **Access** Access by Route 68/West Street (through St. John's Road). **Zoning** R2 **Utilities** None. **Proximity to Contamination** Two AULs within a mile radius. **Proximity to Amenities** Part of St. John's Cemetery. Close to Wildwood Cemetery. **Neighboring Uses** R2.	**Environmental Constraints** Contains no wetlands or floodrisk areas. **Site Conditions** Vacant **ROW for Existing Rails** No **Status as Part of Urban Renewal Area/Special Districts** None **Part of a Cluster of Parcels?** No **Appears on Tile(s)** C

Parcel ID

H37-14-14

Size 20.87 acres **Geometry** Several very small irrregular shapes and one long, thin irregular shape. **Access** Located along Fernwood Drive and Century Way. **Zoning** R1/R2 **Utilities** Water and sewer mains run along its frontage. Sewer main runs through part of it. **Proximity to Contamination** Nearest AUL in about one and a third miles. **Proximity to Amenities** Near a few businesses, Rome Conservation Area, Gardner Pickleball Court, and Bailey Brook Disc Golf Course. **Neighboring Uses** R1, R2, and G3.	**Environmental Constraints** Contains no wetlands and floodrisk areas. A river runs through it. **Site Conditions** Vacant **ROW for Existing Rails** No **Status as Part of Urban Renewal Area/Special Districts** None **Part of a Cluster of Parcels?** Yes **Appears on Tile(s)** C

Parcel ID

H37-20-30

Size 0.28 acres **Geometry** Rough rectangle. **Access** Located along Brookside Drive. **Zoning** R2 **Utilities** A water and sewer main runs along its frontage. **Proximity to Contamination** Nearest AUL is about one and a half miles away. **Proximity to Amenities** Close to a dog breeder. Within close driving distance of Rome Conservation Area, Gardner Pickleball Court, and Bailey Brook Disc Golf Course. **Neighboring Uses** R2 (G3 nearby).	**Environmental Constraints** Contains a little wetlands. Borders substantial wetlands and floodrisk areas. **Site Conditions** Vacant **ROW for Existing Rails** No **Status as Part of Urban Renewal Area/Special Districts** None **Part of a Cluster of Parcels?** No **Appears on Tile(s)** C

Parcel ID

H37-23-35

Size 84.2 acres **Geometry** Irregular long shape with a larger, upper-middle section. **Access** Located near Clark Street. Adjacent to parcels located along Leo Dr. **Zoning** R1/R2 **Utilities** None. **Proximity to Contamination** Nearest AUL in about one and a half miles. **Proximity to Amenities** Close to Rome Conservation Area, Gardner Pickleball Court, Bailey Brook Disc Golf Course, and Gardner Fish and Gun Club. Close driving distance to Alisauskas Conservation Area. **Neighboring Uses** R1 and R2.	**Environmental Constraints** Contains and borders substantial wetlands and floodrisk areas. A river runs through it. **Site Conditions** Vacant **ROW for Existing Rails** No **Status as Part of Urban Renewal Area/Special Districts** None **Part of a Cluster of Parcels?** Yes **Appears on Tile(s)** C

Parcel ID

H37-23-36

Size 0.5 acres **Geometry** Irregular, rough pentagon, with one corner bent in. **Access** Located along Clark Street. **Zoning** R1 **Utilities** Part of its frontage is near a water main. **Proximity to Contamination** Nearest AUL in about one and a half miles. **Proximity to Amenities** Close to Gardner Fish and Gun Club. **Neighboring Uses** R1 and R2.	**Environmental Constraints** Contains some wetlands and substantial floodrisk areas. Borders substantial floodrisk areas and wetlands. **Site Conditions** Vacant **ROW for Existing Rails** No **Status as Part of Urban Renewal Area/Special Districts** None **Part of a Cluster of Parcels?** Yes **Appears on Tile(s)** C

Parcel ID

H37-23-40

Size 6.21 acres **Geometry** Bent roughly rectangular shape, with thin protrusion from one of its longer sides. **Access** Located along Leo Drive. **Zoning** R1 **Utilities** Water main runs along a small part of its frontage. That part is also close to the sewer main. **Proximity to Contamination** Nearest AUL in about one and a half miles. **Proximity to Amenities** Close to Gardner Pickleball Court, Bailey Brook Disc Golf Course, and Gardner Fish and Gun Club. **Neighboring Uses** R1 and R2.	**Environmental Constraints** Contains no wetlands and just a tiny amount of floodrisk area. Borders significant floodrisk areas and wetlands. **Site Conditions** Vacant **ROW for Existing Rails** No **Status as Part of Urban Renewal Area/Special Districts** None **Part of a Cluster of Parcels?** Yes **Appears on Tile(s)** C

Parcel ID

H37-25-11A

Size 0.45 acres **Geometry** Rough rectangle. **Access** Located near Brookside Drive. Adjacent to parcels located along Fernwood Drive and Brookside Drive. **Zoning** R3 **Utilities** None. **Proximity to Contamination** Nearest AUL in about one and a third miles. **Proximity to Amenities** Close to a dog breeder. Within close driving distance of Gardner Fish and Gun Club, Gardner Pickleball Court, and Bailey Brook Disc Golf Course. **Neighboring Uses** R1 and G3.	**Environmental Constraints** Contains substantial wetlands and floodrisk areas. Borders both. A river runs through it. **Site Conditions** Vacant **ROW for Existing Rails** No **Status as Part of Urban Renewal Area/Special Districts** None **Part of a Cluster of Parcels?** Yes **Appears on Tile(s)** C

Parcel ID

H37-25-13

Size 0.42 acres **Geometry** Rough rectangle. **Access** Located near Brookside Drive. Adjacent to parcels located along Fernwood Drive and Brookside Drive. **Zoning** R3 **Utilities** None. **Proximity to Contamination** Nearest AUL in about one and a third miles. **Proximity to Amenities** Close to a dog breeder. Within close driving distance of Gardner Fish and Gun Club, Gardner Pickleball Court, and Bailey Brook Disc Golf Course. **Neighboring Uses** R1 and G3.	**Environmental Constraints** Contains substantial wetlands and floodrisk areas. Borders both. A river runs through it. **Site Conditions** Vacant **ROW for Existing Rails** No **Status as Part of Urban Renewal Area/Special Districts** None **Part of a Cluster of Parcels?** Yes **Appears on Tile(s)** C

Parcel ID

H37-25-15

Size 3.28 acres **Geometry** Two irregular long, bent shapes. One with two longer protrusions on its sides. **Access** Located along Brookside Drive. Adjacent to a parcel along Fernwood Drive. **Zoning** R3 **Utilities** Water and sewer mains run along small parts of its frontage. **Proximity to Contamination** Nearest AUL is about one and a quarter miles away. **Proximity to Amenities** Close to a dog breeder. Within close driving distance of Gardner Fish and Gun Club, Gardner Pickleball Court, and Bailey Brook Disc Golf Course. **Neighboring Uses** R1 and G3.	**Environmental Constraints** Contains substantial wetlands and floodrisk areas. Borders both. A river runs through it. **Site Conditions** Vacant **ROW for Existing Rails** No **Status as Part of Urban Renewal Area/Special Districts** None **Part of a Cluster of Parcels?** Yes **Appears on Tile(s)** C

Parcel ID

H37-9-13A

Size 31.2 acres **Geometry** Vase-like shape with two small protrusions on its long side. **Access** Located along Leo Drive. **Zoning** R2 (a little R1) **Utilities** Water and sewer mains run along some small parts of its frontage. Has a water service line. **Proximity to Contamination** Nearest AUL is about one and two thirds of a mile away. **Proximity to Amenities** Close to Rome Conservation Area, Gardner Pickleball Court, Bailey Brook Disc Golf Course, and Gardner Fish and Gun Club. **Neighboring Uses** R1 and R2.	**Environmental Constraints** Contains no wetlands or floodrisk zones, but is close to them. **Site Conditions** Vacant **ROW for Existing Rails** No **Status as Part of Urban Renewal Area/Special Districts** None **Part of a Cluster of Parcels?** No **Appears on Tile(s)** C

Parcel ID

H42-11-2

Size 182.77 acres **Geometry** Rough-diamond shape, but with one roughly rectangular section taken out of one of its longer sides. **Access** Located along Howard Street and Leo Drive. **Zoning** R2 **Utilities** Water main runs along its frontage. **Proximity to Contamination** Nearest AUL in about two miles. **Proximity to Amenities** Near to Rome and Alisauskas Conservation Areas. **Neighboring Uses** R2 and Winchendon border.	**Environmental Constraints** Contains and borders substantial wetlands and floodrisk areas. A river runs through it. **Site Conditions** Vacant **ROW for Existing Rails** No **Status as Part of Urban Renewal Area/Special Districts** None **Part of a Cluster of Parcels?** Yes **Appears on Tile(s)** A, C

Parcel ID

H42-21-2F

Size 0.13 acres **Geometry** Trapezoid. **Access** Located along Clark Street and Howard Street. **Zoning** R2 **Utilities** None. **Proximity to Contamination** Two and a third miles to the nearest AUL. **Proximity to Amenities** Walking distance to Alisauskas Conservation Area. **Neighboring Uses** R2.	**Environmental Constraints** Contains no wetlands or floodrisk areas. **Site Conditions** Vacant **ROW for Existing Rails** No **Status as Part of Urban Renewal Area/Special Districts** None **Part of a Cluster of Parcels?** No **Appears on Tile(s)** C

Parcel ID

M12-1-1

Size 10.52 acres **Geometry** "L" shape with one side bent further outward. **Access** Access by Ox River Trail (off Airport Road). **Zoning** R2 **Utilities** None. **Proximity to Contamination** One AUL about two thirds of a mile away. Another AUL a little over a mile away. **Proximity to Amenities** Part of Otter River Conservation Area. Walking distance from Gardner Municipal Airport. **Neighboring Uses** R2 (I2 Nearby),	**Environmental Constraints** Contains and borders substantial wetlands and floodrisk areas. **Site Conditions** Vacant **ROW for Existing Rails** No **Status as Part of Urban Renewal Area/Special Districts** None **Part of a Cluster of Parcels?** Yes **Appears on Tile(s)** I

Parcel ID

M12-12-7

Size 2.78 acres **Geometry** Rough rectangular shape with about one half much thinner than the other. **Access** No direct access. **Zoning** R2 **Utilities** None. **Proximity to Contamination** Nearest AUL is about four fifths of a mile away. **Proximity to Amenities** Part of Otter River Conservation Area. **Neighboring Uses** R2.	**Environmental Constraints** Contains and borders substantial wetlands and floodrisk areas. **Site Conditions** Vacant **ROW for Existing Rails** No **Status as Part of Urban Renewal Area/Special Districts** None **Part of a Cluster of Parcels?** Yes **Appears on Tile(s)** I

Parcel ID

M12-12-8

Size 5.12 acres **Geometry** Rough trapezoid. **Access** No direct access. **Zoning** R2 **Utilities** None. **Proximity to Contamination** Nearest AUL is a little over four fifths of a mile away. **Proximity to Amenities** Part of Otter River Conservation Area. **Neighboring Uses** R2 and Templeton border.	**Environmental Constraints** Contains and borders substantial wetlands and floodrisk areas. **Site Conditions** Vacant **ROW for Existing Rails** No **Status as Part of Urban Renewal Area/Special Districts** None **Part of a Cluster of Parcels?** Yes **Appears on Tile(s)** I

Parcel ID

M12-1-2A

Size 9.64 acres **Geometry** Thin, bent, long irregular shape. **Access** Access by Ox River Trail (off Airport Road). **Zoning** R2/I2 **Utilities** None. **Proximity to Contamination** Nearest AUL about two thirds of a mile away. **Proximity to Amenities** Part of Otter River Conservation Area. Walking distance from Gardner Municipal Airport. **Neighboring Uses** R2 and I2.	**Environmental Constraints** Mostly wetlands, with some floodrisk area too. Borders significant areas of both. A river runs through it. **Site Conditions** Vacant **ROW for Existing Rails** No **Status as Part of Urban Renewal Area/Special Districts** None **Part of a Cluster of Parcels?** Yes **Appears on Tile(s)** I

Parcel ID

M12-1-3

Size 3 acres **Geometry** Rough rectangle. **Access** Access by Ox River Trail (off Airport Road). **Zoning** R2 **Utilities** None. **Proximity to Contamination** Two AULs a little over a mile away. **Proximity to Amenities** Part of Otter River Conservation Area. Walking distance from Gardner Municipal Airport. **Neighboring Uses** R2.	**Environmental Constraints** Mostly floodrisk areas with some wetlands. Borders significant areas of both. **Site Conditions** Vacant **ROW for Existing Rails** No **Status as Part of Urban Renewal Area/Special Districts** None **Part of a Cluster of Parcels?** Yes **Appears on Tile(s)** I

Parcel ID

M12-17-9

Size 18.34 acres **Geometry** Rough "B" shape, without the holes. **Access** No direct access. **Zoning** R2 **Utilities** None. **Proximity to Contamination** One AUL about two thirds of a mile away. **Proximity to Amenities** Part of Otter River Conservation Area. **Neighboring Uses** R2 and Templeton border.	**Environmental Constraints** Mostly wetlands, with substantial floodrisk areas. Borders significant areas of both. **Site Conditions** Vacant **ROW for Existing Rails** No **Status as Part of Urban Renewal Area/Special Districts** None **Part of a Cluster of Parcels?** Yes **Appears on Tile(s)** I

Parcel ID

M12-18-11

Size 2.96 acres **Geometry** Long, thin irregular shape, with thin protrusion at end. **Access** No direct access. **Zoning** R2 **Utilities** None. **Proximity to Contamination** One AUL about two thirds of a mile away. **Proximity to Amenities** Part of Otter River Conservation Area. **Neighboring Uses** R2.	**Environmental Constraints** Mostly wetlands, with substantial floodrisk areas. Borders significant areas of both. A river runs through it. **Site Conditions** Vacant **ROW for Existing Rails** No **Status as Part of Urban Renewal Area/Special Districts** None **Part of a Cluster of Parcels?** Yes **Appears on Tile(s)** I

Parcel ID

M12-19-3

Size 0.18 acres **Geometry** Rough rectangle. **Access** Access off Mill Street. **Zoning** R2 **Utilities** Water main runs along its frontage. **Proximity to Contamination** Nearest AUL is a little over a half mile away. **Proximity to Amenities** Close driving distance to Walmart Supercenter and a few smaller businesses. **Neighboring Uses** R2.	**Environmental Constraints** Contains no wetlands or floodrisk areas. **Site Conditions** Vacant **ROW for Existing Rails** No **Status as Part of Urban Renewal Area/Special Districts** None **Part of a Cluster of Parcels?** No **Appears on Tile(s)** I

Parcel ID

M12-19-4C

Size 0.16 acres **Geometry** Thin, long, claw-like shape. **Access** Access off Mill Street. **Zoning** R2 **Utilities** Water main runs along its frontage. **Proximity to Contamination** One AUL almost two thirds of a mile away. **Proximity to Amenities** Close driving distance to Walmart Supercenter and a few smaller businesses. **Neighboring Uses** R2.	**Environmental Constraints** Contains no wetlands or floodrisk areas. Part of a river flows through it. It is close to a floodrisk area. **Site Conditions** Vacant **ROW for Existing Rails** No **Status as Part of Urban Renewal Area/Special Districts** None **Part of a Cluster of Parcels?** No **Appears on Tile(s)** I

Parcel ID

M12-19-5

Size 0.3 acres **Geometry** Rough trapezoid. **Access** Adjacent to parcel with access off Mill Street. **Zoning** R2 **Utilities** Water main runs along its frontage. **Proximity to Contamination** One AUL about two thirds of a mile away. **Proximity to Amenities** Close driving distance to Walmart Supercenter and a few smaller businesses. **Neighboring Uses** R2.	**Environmental Constraints** Contains substantial floodrisk areas. Bisected by a river. **Site Conditions** Vacant **ROW for Existing Rails** No **Status as Part of Urban Renewal Area/Special Districts** None **Part of a Cluster of Parcels?** No **Appears on Tile(s)** I

Parcel ID

M12-22-10

Size 1.77 acres **Geometry** Rough trapezoid. **Access** No direct access. **Zoning** R2 **Utilities** None. **Proximity to Contamination** One AUL about two thirds of a mile away. **Proximity to Amenities** Part of Otter River Conservation Area. **Neighboring Uses** R2 and Templeton border.	**Environmental Constraints** All wetlands with substantial floodrisk areas. Borders significant areas of both. **Site Conditions** Vacant **ROW for Existing Rails** No **Status as Part of Urban Renewal Area/Special Districts** None **Part of a Cluster of Parcels?** Yes **Appears on Tile(s)** I

Parcel ID

M12-24-13

Size 0.41 acres **Geometry** Thin obtuse triangle, with top corner cut off. **Access** Located along Whitney Street. **Zoning** R2 **Utilities** Water main runs along its frontage. **Proximity to Contamination** One AUL about two thirds of a mile away. **Proximity to Amenities** Close driving distance to Walmart Supercenter and a few smaller businesses. **Neighboring Uses** R2.	**Environmental Constraints** Contains substantial portions of wetlands and floodrisk areas. Borders substantial areas of both. A river runs through it. **Site Conditions** Vacant **ROW for Existing Rails** No **Status as Part of Urban Renewal Area/Special Districts** None **Part of a Cluster of Parcels?** No **Appears on Tile(s)** I

Parcel ID

M12-5-14

Size 0.21 acres **Geometry** Right triangle with one corner cut off. **Access** Located along Dyer Street. **Zoning** R1 **Utilities** Water and sewer mains run along and through it. **Proximity to Contamination** One AUL about a fifth of a mile away. **Proximity to Amenities** Close to Timpany Plaza, Walmart Supercenter, and some other small businesses - most accessible by car. **Neighboring Uses** R1 and C2.	**Environmental Constraints** No wetlands, but mostly floodrisk area. A river runs through it. Near substantial floodrisk areas and wetlands. **Site Conditions** Vacant **ROW for Existing Rails** No **Status as Part of Urban Renewal Area/Special Districts** None **Part of a Cluster of Parcels?** No **Appears on Tile(s)** I

Parcel ID

M12-5-1A

Size 9.18 acres **Geometry** Right triangle with one corner cut off. **Access** Access by Hemlock Dr. **Zoning** R2 **Utilities** A water main runs through it. **Proximity to Contamination** One fifth of a mile away. **Proximity to Amenities** Close to Timpany Plaza, the Walmart Supercenter, and some other small businesses - most accessible by car. **Neighboring Uses** G3, R2, and R1.	**Environmental Constraints** Contains no floodrisk areas or wetlands. **Site Conditions** Vacant **ROW for Existing Rails** No **Status as Part of Urban Renewal Area/Special Districts** None **Part of a Cluster of Parcels?** No **Appears on Tile(s)** I

Parcel ID

M12-6-5

Size 9.07 acres **Geometry** Rough trapezoid. **Access** Adjacent to parcel with access by Ox River Trail (off Airport Road). **Zoning** R2 **Utilities** None. **Proximity to Contamination** One AUL a little under a mile away. **Proximity to Amenities** Part of Otter River Conservation Area. **Neighboring Uses** R2 and Templeton border.	**Environmental Constraints** Mostly floodirsk areas, with substantial wetlands. Borders substantial areas of both. **Site Conditions** Vacant **ROW for Existing Rails** No **Status as Part of Urban Renewal Area/Special Districts** None **Part of a Cluster of Parcels?** Yes **Appears on Tile(s)** I

Parcel ID

M12-7-2

Size 28.28 acres **Geometry** Long irregular, angular shape with varying shapes and angles, including a large box-like end. **Access** Access by Ox River Trail (off Airport Road). **Zoning** R2 (a little I2) **Utilities** None. **Proximity to Contamination** Two AULs within a mile radius, one of which is within two thirds of a mile. **Proximity to Amenities** Part of Otter River Conservation Area. Walking distance from Gardner Municipal Airport. **Neighboring Uses** R2, I2, and Templeton border.	**Environmental Constraints** Contains and borders substantial areas of wetlands and floodrisk areas. **Site Conditions** Vacant **ROW for Existing Rails** No **Status as Part of Urban Renewal Area/Special Districts** None **Part of a Cluster of Parcels?** Yes **Appears on Tile(s)** I

Parcel ID

M17-10-2

Size 0.23 acres **Geometry** Thin rectangle. **Access** Located along Route 2A. **Zoning** R3 **Utilities** Water and sewer mains run along part of its frontage. **Proximity to Contamination** Six AULS within two thirds of a mile. **Proximity to Amenities** Several businesses (including a car dealership, restaurants, and a bank), a Head Start program, and a little league field are within walking distance. **Neighboring Uses** R3.	**Environmental Constraints** Contains no wetlands or floodrisk areas. **Site Conditions** Vacant **ROW for Existing Rails** No **Status as Part of Urban Renewal Area/Special Districts** None **Part of a Cluster of Parcels?** No **Appears on Tile(s)** G3

Parcel ID

M17-10-21

Size 10.61 acres **Geometry** Irregular, rectangular-like shape, with much of one of its long sides buldging out unevenly. **Access** Access off Manca Dr. and Route 2A/W Broadway. **Zoning** C2 **Utilities** Five water service lines, four of which appear to be connected to buildings. Sewer mains run along its frontage. **Proximity to Contamination** Five AULs within a two thirds of a mile radius. **Proximity to Amenities** Several businesses within walking distance, including a car dealership. **Neighboring Uses** C2, R1, and R3.	**Environmental Constraints** Contains substantial floodrisk areas and some wetlands. Borders substantial areas of both. A river flows through it. **Site Conditions** Municipal/State Garage **ROW for Existing Rails** No **Status as Part of Urban Renewal Area/Special Districts** None **Part of a Cluster of Parcels?** No **Appears on Tile(s)** G3, I

Parcel ID

M17-13-6

Size 8.97 acres **Geometry** Rough trapezoid. **Access** No direct access. Nearest Road is Route 2. **Zoning** I2 **Utilities** None. **Proximity to Contamination** Two AULs within three quarters of a mile radius. **Proximity to Amenities** Several businesses within walking distance, but parcel is not immediately connected to a road. **Neighboring Uses** I2 and State Route 2.	**Environmental Constraints** Contains no floodrisk areas or wetlands, but a river bisects it. **Site Conditions** Vacant **ROW for Existing Rails** No **Status as Part of Urban Renewal Area/Special Districts** None **Part of a Cluster of Parcels?** No **Appears on Tile(s)** I

Parcel ID

M17-18-1

Size 4.02 acres **Geometry** Thin triangle. **Access** No direct access. Nearest road is Route 2. **Zoning** I2 **Utilities** None. **Proximity to Contamination** Two AULs within four fifths of a mile radius. **Proximity to Amenities** Several businesses and Otter River Conservation Area are within walking distance, but parcel is not immediately connected to a road. **Neighboring Uses** I2 and State Route 2.	**Environmental Constraints** Contains no wetlands or floodrisk areas. Relatively close to a wetland. **Site Conditions** Vacant **ROW for Existing Rails** No **Status as Part of Urban Renewal Area/Special Districts** None **Part of a Cluster of Parcels?** No **Appears on Tile(s)** I

Parcel ID

M17-19-4

Size 2.99 acres **Geometry** Rough trapezoid. **Access** Located along Manca Drive and side streets from Kinzer Drive. **Zoning** C2 **Utilities** Water and sewer mains run along frontage. **Proximity to Contamination** Nearest AUL is about two fifths of a mile to half a mile away. **Proximity to Amenities** Near sports field. Walking distance from car dealership. Short driving distance from Timpany Plaza and other businesses scattered throughout. **Neighboring Uses** C2, R1, and R3.	**Environmental Constraints** Contains some floodrisk areas and wetlands. Borders significant areas of both. A river flows through it. **Site Conditions** Vacant **ROW for Existing Rails** No **Status as Part of Urban Renewal Area/Special Districts** None **Part of a Cluster of Parcels?** No **Appears on Tile(s)** I

Parcel ID

M17-21-1

Size 0.94 acres **Geometry** Rough rectangle. **Access** No direct access. Nearest road is Route 2. **Zoning** R2 **Utilities** None. **Proximity to Contamination** Two AULs within a mile radius. **Proximity to Amenities** Part of Otter River Conservation Area. **Neighboring Uses** R2, I2, and State Route 2.	**Environmental Constraints** Mostly floodrisk areas with some wetlands. Borders significant areas of both. A river flows through it. **Site Conditions** Vacant **ROW for Existing Rails** No **Status as Part of Urban Renewal Area/Special Districts** None **Part of a Cluster of Parcels?** Yes **Appears on Tile(s)** I

Parcel ID

M17-21-2

Size 14.46 acres **Geometry** Irregular shape, with many sides. **Access** Access by Ox River Trail (off Airport Road). **Zoning** R2/I2 **Utilities** None. **Proximity to Contamination** Two AULs within a mile radius. **Proximity to Amenities** Part of Otter River Conservation Area. **Neighboring Uses** R2, I2, and State Route 2.	**Environmental Constraints** Contains substantial areas of wetlands and floodrisk areas. Borders significant areas of both. A river bisects it. **Site Conditions** Vacant **ROW for Existing Rails** No **Status as Part of Urban Renewal Area/Special Districts** None **Part of a Cluster of Parcels?** Yes **Appears on Tile(s)** I

Parcel ID

M17-23-1

Size 19.59 acres **Geometry** Irregular shape, with many sides. **Access** Adjacent to parcels with access by Ox River Trail (off Airport Road). **Zoning** I2 **Utilities** None. **Proximity to Contamination** Nearest AUL almost two thirds of a mile away. **Proximity to Amenities** Part of Otter River Conservation Area. **Neighboring Uses** I2 and R2.	**Environmental Constraints** Mostly floodrisk areas with substantial wetlands. Borders significant areas of both. A river flows through part of it. **Site Conditions** Vacant **ROW for Existing Rails** No **Status as Part of Urban Renewal Area/Special Districts** None **Part of a Cluster of Parcels?** Yes **Appears on Tile(s)** I

Parcel ID

M22-10-10

Size 2.6 acres **Geometry** Square-like shape, with two roughly rectangular protrusions next to vertically opposite corners, one larger than the other. **Access** Access off Connors Street. **Zoning** R3 (a little C1) **Utilities** Water and sewer mains run along frontage and through property. Sewer main runs to a building. **Proximity to Contamination** Six AULs within a half mile radius. **Proximity to Amenities** Walking distance to many stores, restaurants, Levi Heywood Memorial Library, Pulaski Playground and Dog Park, and Wilder Field. **Neighboring Uses** R3 and C1.	**Environmental Constraints** Contains no wetlands or floodrisk areas. **Site Conditions** City Hall **ROW for Existing Rails** No **Status as Part of Urban Renewal Area/Special Districts** Yes (Downtown). **Part of a Cluster of Parcels?** No **Appears on Tile(s)** G3

Parcel ID

M22-10-5

Size 0.96 acres **Geometry** Irregular, trapezoid-like shape, with one rounded corner, and a rectangular section missing at another corner. **Access** Acccess off City Hall Ave, Connors Street, and Nichols Street. **Zoning** R1 **Utilities** Water and sewer mains run along frontage and through property. Sewer main runs to a building. **Proximity to Contamination** Five AULs within a half mile radius. **Proximity to Amenities** Walking distance to many stores, restaurants, Levi Heywood Memorial Library, Pulaski Playground and Dog Park, and Wilder Field. **Neighboring Uses** R3 and C1.	**Environmental Constraints** Contains no wetlands or floodrisk areas. **Site Conditions** Fire Station **ROW for Existing Rails** No **Status as Part of Urban Renewal Area/Special Districts** None **Part of a Cluster of Parcels?** No **Appears on Tile(s)** G3

Parcel ID

M22-13-4

Size 5.93 acres **Geometry** Irregular angular shape, with one trapezoid-like part extending from one of its corners. **Access** Access off Moran Street and Waterford Street. **Zoning** R1 **Utilities** Three water service lines, one of which appears to be connected to a building. Sewer main runs along frontage and through building. **Proximity to Contamination** Five AULs within a half mile radius. **Proximity to Amenities** Contains Waterford Street Elementary School. Adjacent to Wilder Field. Walking distance to several restaurants and other businesses and Pulaski Playground and Dog Park. **Neighboring Uses** R1 and R3.	**Environmental Constraints** Contains no wetlands or floodrisk areas, but near a small wetland. **Site Conditions** Elementary School **ROW for Existing Rails** No **Status as Part of Urban Renewal Area/Special Districts** None **Part of a Cluster of Parcels?** No **Appears on Tile(s)** G3

Parcel ID

M22-13-4A

Size 7.01 acres **Geometry** Roughly trapezoid-like shape with one side curving sligtly in. **Access** Access off Waterford Street. **Zoning** R1 **Utilities** Water and sewer mains run along its frontage. Water service line appears to be close to a building. **Proximity to Contamination** Four AULs within a half mile radius. **Proximity to Amenities** Contains Wilder Field. Adjacent to Waterford Street Elementary School. Walking distance to several restaurants and other businesses and Pulaski Playground and Dog Park. **Neighboring Uses** R1 and R3.	**Environmental Constraints** Contains no floodrisk areas, but contains a small wetland and is near another small wetland. **Site Conditions** Elementary School **ROW for Existing Rails** No **Status as Part of Urban Renewal Area/Special Districts** None **Part of a Cluster of Parcels?** No **Appears on Tile(s)** G3

Parcel ID

M22-15-57

Size 2.16 acres **Geometry** Roughly, square-like shape, with an additional small square-like shape near one corner. **Access** Access off Willow Street and Route 68/Main Street. **Zoning** C1 **Utilities** Water and sewer mains run along its frontage. **Proximity to Contamination** Eight AULs within a half mile radius, including one on site. **Proximity to Amenities** Several restaurants and other businesses and Pulaski Playground and Dog Park are within walking distance. **Neighboring Uses** R1, C1, and C2.	**Environmental Constraints** Contains no wetlands or floodrisk areas. **Site Conditions** Police Station **ROW for Existing Rails** No **Status as Part of Urban Renewal Area/Special Districts** Yes (Downtown). **Part of a Cluster of Parcels?** No **Appears on Tile(s)** G3

Parcel ID

M22-15-83

Size 0.11 acres **Geometry** Rectangle with round end. **Access** Access off Willow Street and Pleasant Street. **Zoning** C2 (a little R3). **Utilities** Water and sewer mains run along its frontage. **Proximity to Contamination** Seven AULs within a half mile radius. **Proximity to Amenities** Wilder Field, Waterford Street Elementary School, Wilder Field, Levi Heywood Memorial Library, Pulaski Playground and Dog Park, several restaurants and stores are within walking distance. **Neighboring Uses** R3, C1, and C2.	**Environmental Constraints** Contains no wetlands or floodrisk areas. **Site Conditions** Vacant **ROW for Existing Rails** No **Status as Part of Urban Renewal Area/Special Districts** Yes (Downtown). **Part of a Cluster of Parcels?** No **Appears on Tile(s)** G3

Parcel ID

M22-19-17A

Size 5.96 acres **Geometry** Irregular, angular shape, with many protusions of various shapes. **Access** Access off Wright Street and Baker Street (including via Charbonneau Street). **Zoning** R3 **Utilities** A sewer main runs through it. A water main runs through part of it. **Proximity to Contamination** Six AULs within a half mile radius. **Proximity to Amenities** Contains Pulaski Playground and Dog Park. Waterford Street Elementary School, Wilder Field, Levi Heywood Memorial Library, and several restaurants and stores are within walking distance. **Neighboring Uses** R1 and R3.	**Environmental Constraints** Contains no wetlands or floodrisk areas, but relatively close to a wetland. **Site Conditions** Outbuildings **ROW for Existing Rails** No **Status as Part of Urban Renewal Area/Special Districts** None **Part of a Cluster of Parcels?** No **Appears on Tile(s)** G3

Parcel ID

M22-19-19

Size 7.67 acres **Geometry** Rough trapezoid. **Access** Access off Baker Street. **Zoning** R1 **Utilities** Water and sewer mains run along its frontage. **Proximity to Contamination** Five AULs within a half mile radius. **Proximity to Amenities** Wilder Field, Waterford Street Elementary School, Levi Heywood Memorial Library, and Pulaski Playground and Dog Park are within walking distance. **Neighboring Uses** R1 (R3 nearby).	**Environmental Constraints** Contains no wetlands or floodrisk areas. **Site Conditions** Vacant **ROW for Existing Rails** No **Status as Part of Urban Renewal Area/Special Districts** None **Part of a Cluster of Parcels?** No **Appears on Tile(s)** G3

Parcel ID

M22-20-43

Size 0.17 acres **Geometry** Rough rectanlge. **Access** Access off Pleasant Street. **Zoning** R3 **Utilities** Connected to water service line. Sewer main runs through it. **Proximity to Contamination** Seven AULs within a half mile radius. **Proximity to Amenities** Pulaski Playground and Dog Park, Wilder Field, and several restaurants and stores are within walking distance. **Neighboring Uses** R3.	**Environmental Constraints** Contains no wetlands or floodrisk areas. **Site Conditions** Municipal Office **ROW for Existing Rails** No **Status as Part of Urban Renewal Area/Special Districts** Yes (Downtown). **Part of a Cluster of Parcels?** No **Appears on Tile(s)** G3

Parcel ID

M22-20-44

Size 0.54 acres **Geometry** Rough, slightly bent rectanlge. **Access** Access off Pleasant Street. **Zoning** R3 **Utilities** Contains part of a building connected to a water service line. Water and sewer mains run along its frontage. **Proximity to Contamination** Eight AULs within a half mile radius. **Proximity to Amenities** Pulaski Playground and Dog Park, Wilder Field, and several restaurants and stores are within walking distance. **Neighboring Uses** R3 and C2.	**Environmental Constraints** Contains no wetlands or floodrisk areas. **Site Conditions** Outbuildings **ROW for Existing Rails** No **Status as Part of Urban Renewal Area/Special Districts** Yes (Downtown). **Part of a Cluster of Parcels?** No **Appears on Tile(s)** G3

Parcel ID

M22-2-33

Size 6.23 acres **Geometry** Thin shape with rounded and straight sides. **Access** Located near Coleman Street and Robillard Street. **Zoning** R1 **Utilities** Water and sewer mains run along its frontage. **Proximity to Contamination** Four AULs within a half mile radius. **Proximity to Amenities** Wilder Field, Waterford Street Elementary School, Gates Field, Coleman School, and several restaurants and other stores are within walking distance. E. Keyes Conservation Area located across Parker Pond. **Neighboring Uses** R1 (R3 nearby).	**Environmental Constraints** Contains no wetlands or floodrisk areas. **Site Conditions** Vacant **ROW for Existing Rails** No **Status as Part of Urban Renewal Area/Special Districts** None **Part of a Cluster of Parcels?** No **Appears on Tile(s)** G1

Parcel ID

M22-2-40

Size 1.66 acres **Geometry** Wide, irregular, angular shape, with rough square cut out near middle side. **Access** Access off Coleman Street. **Zoning** R1 **Utilities** Water and sewer mains run along it. Sewer main runs through it. **Proximity to Contamination** Four AULs within a half mile radius. **Proximity to Amenities** Contains Coleman School. Wilder Field, Waterford Street Elementary School, Gates Field, and several restaurants and other stores are within walking distance. **Neighboring Uses** R1.	**Environmental Constraints** Contains no wetlands or floodrisk areas. **Site Conditions** Day Care Center **ROW for Existing Rails** No **Status as Part of Urban Renewal Area/Special Districts** None **Part of a Cluster of Parcels?** No **Appears on Tile(s)** G1

Parcel ID

M22-25-53

Size 0.36 acres **Geometry** Rough kite-like shape. **Access** Near Pleasant Street. **Zoning** R3 **Utilities** Water and sewer mains run along its frontage. A sewer main runs through it. **Proximity to Contamination** Four AULs within a half mile radius. **Proximity to Amenities** Wilder Field, a car dealership, Pulaski Playground and Dog Park, and several shops and restaurants are within walking distance. **Neighboring Uses** R3.	**Environmental Constraints** Contains and borders substantial wetlands. A river runs through it. **Site Conditions** Vacant **ROW for Existing Rails** No **Status as Part of Urban Renewal Area/Special Districts** None **Part of a Cluster of Parcels?** No **Appears on Tile(s)** G3

Parcel ID

M22-3-31

Size 0.23 acres **Geometry** Rough square-like shape. **Access** Adjacent to parcel with access off Coleman Street. **Zoning** R1 **Utilities** Sewer main runs along part of its frontage. **Proximity to Contamination** Four AULs within a half mile radius. **Proximity to Amenities** Adjacent to Coleman School building. Wilder Field, Waterford Street Elementary School, Gates Field, and several restaurants and other stores are within walking distance. **Neighboring Uses** R1.	**Environmental Constraints** Contains no wetlands or floodrisk areas. **Site Conditions** Vacant **ROW for Existing Rails** No **Status as Part of Urban Renewal Area/Special Districts** None **Part of a Cluster of Parcels?** No **Appears on Tile(s)** G1

Parcel ID

M22-4-1A

Size 0.68 acres **Geometry** Roughly an angular, lower case "b" shape without the hole. **Access** Access off Nichols Street, City Hall Ave, and Route 68/Parker Street. **Zoning** C1 **Utilities** Water and sewer mains run across parts of the frontage. The sewer main runs through it. **Proximity to Contamination** Six AULs within a half mile radius. **Proximity to Amenities** Pulaski Playground and Dog Park, Waterford Street Elementary School, Wilder Field, Gardner Heritage Skate Park, Gardner Academy for Learning and Technology and Stone Field, Jackson Field, Greenwood Memorial Pool and Spray Park, Levi Heywood Memorial Library, and several restaurants and stores are all within walking distance. **Neighboring Uses** C1 (R3 nearby).	**Environmental Constraints** Contains no wetlands or floodrisk areas. **Site Conditions** Outbuildings **ROW for Existing Rails** No **Status as Part of Urban Renewal Area/Special Districts** Yes (Downtown). **Part of a Cluster of Parcels?** No **Appears on Tile(s)** G1, G3

Parcel ID

M22-4-2

Size 0.17 acres **Geometry** Rough rectangle. **Access** Access off Route 68/Parker Street. **Zoning** C1 **Utilities** Sewer main runs across frontage. Water service line is connected to it. **Proximity to Contamination** Six AULs within a half mile radius. **Proximity to Amenities** Pulaski Playground and Dog Park, Waterford Street Elementary School, Wilder Field, Gardner Heritage Skate Park, Gardner Academy for Learning and Technology and Stone Field, Jackson Field, Greenwood Memorial Pool and Spray Park, Levi Heywood Memorial Library, and several restaurants and stores are all within walking distance. **Neighboring Uses** C1.	**Environmental Constraints** Contains no wetlands or floodrisk areas. **Site Conditions** Vacant **ROW for Existing Rails** No **Status as Part of Urban Renewal Area/Special Districts** Yes (Downtown). **Part of a Cluster of Parcels?** No **Appears on Tile(s)** G1

Parcel ID

M22-4-70

Size 0.81 acres **Geometry** Rough trapezoid-like shape, with small angular protrusion near one corner. **Access** Access off West Street. **Zoning** C1 **Utilities** Water service lines run close to it. Sewer main runs near it. **Proximity to Contamination** Five AULs within a half mile radius. **Proximity to Amenities** Pulaski Playground and Dog Park, Waterford Street Elementary School, Wilder Field, Gardner Heritage Skate Park, Gardner Academy for Learning and Technology and Stone Field, Jackson Field, Greenwood Memorial Pool and Spray Park, Levi Heywood Memorial Library, and several restaurants and stores are all within walking distance. **Neighboring Uses** C1 and R3.	**Environmental Constraints** Contains no wetlands or floodrisk areas. **Site Conditions** Outbuildings **ROW for Existing Rails** No **Status as Part of Urban Renewal Area/Special Districts** Yes (Downtown). **Part of a Cluster of Parcels?** No **Appears on Tile(s)** G1

Parcel ID

M22-5-10

Size 4.26 acres **Geometry** Rectangle. **Access** Access off Graham Street. **Zoning** C1 **Utilities** Water and sewer mains run along its frontage. It is adjacent to a parcel connected to a water service line. **Proximity to Contamination** Six AULs within a half mile radius. **Proximity to Amenities** Pulaski Playground and Dog Park, Waterford Street Elementary School, Wilder Field, Gardner Heritage Skate Park, Gardner Academy for Learning and Technology and Stone Field, Jackson Field, Greenwood Memorial Pool and Spray Park, Levi Heywood Memorial Library, and several restaurants and stores all within walking distance. **Neighboring Uses** C1.	**Environmental Constraints** Contains no wetlands or floodrisk areas. **Site Conditions** Outbuildings **ROW for Existing Rails** No **Status as Part of Urban Renewal Area/Special Districts** Yes (Downtown). **Part of a Cluster of Parcels?** No **Appears on Tile(s)** G1

Parcel ID

M22-5-11

Size 3.87 acres **Geometry** Rectangle. **Access** Access off Graham Street. **Zoning** C1 **Utilities** A water service line is connected to it. A sewer main runs along it. **Proximity to Contamination** Six AULs within a half mile radius. **Proximity to Amenities** Pulaski Playground and Dog Park, Waterford Street Elementary School, Wilder Field, Gardner Heritage Skate Park, Gardner Academy for Learning and Technology and Stone Field, Jackson Field, Greenwood Memorial Pool and Spray Park, Levi Heywood Memorial Library, and several restaurants and stores are all within walking distance. **Neighboring Uses** C1.	**Environmental Constraints** Contains no wetlands or floodrisk areas. **Site Conditions** Vacant **ROW for Existing Rails** No **Status as Part of Urban Renewal Area/Special Districts** Yes (Downtown). **Part of a Cluster of Parcels?** No **Appears on Tile(s)** G1

Parcel ID

M22-5-24A

Size 0.43 acres **Geometry** Two angular, rectangle-like shapes connected at their corners by a very thin, angular rectangle-like shape. **Access** Access off Connors Street and City Hall Ave. **Zoning** C1 **Utilities** At least one service line is connected to it and three service lines are located very close to it. A sewer main runs along its frontage. **Proximity to Contamination** Five AULs within a half mile radius. **Proximity to Amenities** Pulaski Playground and Dog Park, Waterford Street Elementary School, Wilder Field, Gardner Heritage Skate Park, Gardner Academy for Learning and Technology and Stone Field, Jackson Field, Greenwood Memorial Pool and Spray Park, Levi Heywood Memorial Library, and several restaurants and stores are all within walking distance. **Neighboring Uses** C1.	**Environmental Constraints** Contains no wetlands or floodrisk areas. **Site Conditions** Vacant **ROW for Existing Rails** No **Status as Part of Urban Renewal Area/Special Districts** Yes (Downtown). **Part of a Cluster of Parcels?** No **Appears on Tile(s)** G1

Parcel ID

M22-5-36

Size 0.42 acres **Geometry** Roughly a thick rectangle, with one corner rounded and a thin rectangular section along one long side missing. **Access** Access off W Lynde Street. **Zoning** C1 **Utilities** Water and sewer mains run across its frontage. **Proximity to Contamination** Five AULs within a half mile radius. **Proximity to Amenities** Gardner Heritage Skate Park, Gardner Academy for Learning and Technology and Stone Field, Jackson Field, Greenwood Memorial Pool and Spray Park, Levi Heywood Memorial Library, and several restaurants and stores all within walking distance. **Neighboring Uses** C1.	**Environmental Constraints** Contains no wetlands or floodrisk areas. **Site Conditions** Outbuildings **ROW for Existing Rails** No **Status as Part of Urban Renewal Area/Special Districts** Yes (Downtown). **Part of a Cluster of Parcels?** No **Appears on Tile(s)** G1

Parcel ID

M22-5-39

Size 0.92 acres **Geometry** Irregular, long, largely angular shape, with one square-like protrusion coming out near the shape's thicker side. **Access** Access off Pine Street and Lake Street. **Zoning** C1 **Utilities** Water and sewer mains run along its frontage. **Proximity to Contamination** Five AULs within a half mile radius, including one immediately next to the parcel. **Proximity to Amenities** Gardner Heritage Skate Park, Gardner Academy for Learning and Technology and Stone Field, Jackson Field, Greenwood Memorial Pool and Spray Park, Levi Heywood Memorial Library, and several restaurants and stores are all within walking distance. **Neighboring Uses** C1.	**Environmental Constraints** Contains no wetlands or floodrisk areas. **Site Conditions** Outbuildings **ROW for Existing Rails** No **Status as Part of Urban Renewal Area/Special Districts** Yes (Downtown). **Part of a Cluster of Parcels?** No **Appears on Tile(s)** G1

Parcel ID

M22-5-50

Size 0.19 acres **Geometry** Trapezoid. **Access** Access off Route 68/Main Street. **Zoning** C1 **Utilities** Water and sewer mains run along its frontage. **Proximity to Contamination** Five AULs within a half mile radius. **Proximity to Amenities** Pulaski Playground and Dog Park, Gardner Heritage Skate Park, Gardner Academy for Learning and Technology and Stone Field, Jackson Field, Greenwood Memorial Pool and Spray Park, Levi Heywood Memorial Library, and several restaurants and stores are all within walking distance. **Neighboring Uses** C1.	**Environmental Constraints** Contains no wetlands or floodrisk areas. **Site Conditions** Vacant **ROW for Existing Rails** No **Status as Part of Urban Renewal Area/Special Districts** Yes (Downtown). **Part of a Cluster of Parcels?** No **Appears on Tile(s)** G1, G3

Parcel ID

M22-5-7

Size 0.25 acres **Geometry** Rough square. **Access** Access off Route 68/Parker Street. **Zoning** C1 **Utilities** Water and sewer mains run along frontage. **Proximity to Contamination** Six AULs within a half mile radius. **Proximity to Amenities** Pulaski Playground and Dog Park, Waterford Street Elementary School, Wilder Field, Gardner Heritage Skate Park, Gardner Academy for Learning and Technology and Stone Field, Jackson Field, Greenwood Memorial Pool and Spray Park, Levi Heywood Memorial Library, and several restaurants and stores are all within walking distance. **Neighboring Uses** C1.	**Environmental Constraints** Contains no wetlands or floodrisk areas. **Site Conditions** Vacant **ROW for Existing Rails** No **Status as Part of Urban Renewal Area/Special Districts** Yes (Downtown). **Part of a Cluster of Parcels?** No **Appears on Tile(s)** G1

Parcel ID

M22-9-47

Size 0.18 acres **Geometry** Rough square, with extended rectangular section by corner. **Access** Adjacent to parcel with access off City Hall Ave, Connors Street, and Nichols Street. **Zoning** R3 **Utilities** Water and sewer mains run across its frontage. **Proximity to Contamination** Six AULs within a half mile radius. **Proximity to Amenities** Pulaski Playground and Dog Park, Waterford Street Elementary School, Wilder Field, Gardner Heritage Skate Park, Gardner Academy for Learning and Technology and Stone Field, Jackson Field, Greenwood Memorial Pool and Spray Park, Levi Heywood Memorial Library, and several restaurants and stores are all within walking distance. **Neighboring Uses** R3 (C1 nearby).	**Environmental Constraints** Contains no wetlands or floodrisk areas. **Site Conditions** Municipal/State Garage **ROW for Existing Rails** No **Status as Part of Urban Renewal Area/Special Districts** None **Part of a Cluster of Parcels?** No **Appears on Tile(s)** G3

Parcel ID

M27-11-7

Size 1.69 acres **Geometry** Thin, long, bumpy shape. **Access** Located along Route 68. **Zoning** R2 **Utilities** Water and sewer main runs along frontage. **Proximity to Contamination** Two AULs within a half mile radius. **Proximity to Amenities** E. Keyes Conservation Area, a church, and a few businesses are within walking distance. **Neighboring Uses** R1, R2, and R3.	**Environmental Constraints** Mostly wetlands and floodrisk areas. Borders significant areas of both. Borders lake. **Site Conditions** Vacant **ROW for Existing Rails** No **Status as Part of Urban Renewal Area/Special Districts** None **Part of a Cluster of Parcels?** No **Appears on Tile(s)** F

Parcel ID

M27-12-44

Size 0.17 acres **Geometry** Rough square. **Access** No direct access. **Zoning** R1 **Utilities** None. **Proximity to Contamination** Two AULs within a half mile radius. **Proximity to Amenities** A few businesses are within walking distance. E. Keyes Conservation Area and Ovila Case Playground are in close driving distance. **Neighboring Uses** R1.	**Environmental Constraints** Contains substantial floodrisk areas and wetlands. Borders signficant areas of both. **Site Conditions** Vacant **ROW for Existing Rails** No **Status as Part of Urban Renewal Area/Special Districts** None **Part of a Cluster of Parcels?** No **Appears on Tile(s)** G1

Parcel ID

M27-15-3

Size 6.84 acres **Geometry** Thick, largely angular, irregular shape, with two rectangular protrusions: one thick and one very thin. **Access** Adjacent to a parcel with access by Beech Street. **Zoning** R2 (a little R1) **Utilities** Water and sewer mains run through it. **Proximity to Contamination** Nearest AUL about half a mile away. **Proximity to Amenities** Heywood Hospital, Gardner High School, a church, Gardner Veterans Arena, and Gardner Museum are within walking distance. **Neighboring Uses** R1 and R2.	**Environmental Constraints** Contains some floodrisk areas. Borders lake. **Site Conditions** Vacant **ROW for Existing Rails** No **Status as Part of Urban Renewal Area/Special Districts** None **Part of a Cluster of Parcels?** Yes **Appears on Tile(s)** G2

Parcel ID

M27-19-12

Size 0.24 acres **Geometry** Angled rectangle. **Access** No direct access. **Zoning** R1 **Utilities** None. **Proximity to Contamination** Three AULs within a half mile radius. **Proximity to Amenities** Greenwood Memorial Pool and Spray Park, Levi Heywood Memorial Library, Greenwood Playground, Gardner Heritage Skate Park, and several restaurants and other businesses are within walking distance. **Neighboring Uses** R1.	**Environmental Constraints** Contains no floodrisk areas or wetlands. **Site Conditions** Vacant **ROW for Existing Rails** No **Status as Part of Urban Renewal Area/Special Districts** None **Part of a Cluster of Parcels?** No **Appears on Tile(s)** G1

Parcel ID

M27-20-50

Size 2.96 acres **Geometry** Roughly a dog tooth-like shape, with a small roughly rectangular protrusion from top corner. **Access** Located along Crystal Lake Drive. **Zoning** R1 (a little R2). **Utilities** Sewer main runs across frontage. Two water service lines connected to parcel. **Proximity to Contamination** Four AULs in about a half mile radius. **Proximity to Amenities** Contains Greenwood Memorial Pool and Spray Park. Adjacent to Gardner Heritage Skate Park. Ovila Case Playground, Levi Heywood Memorial Library, Gardner Veterans Arena, and several restaurants and other businesses are within walking distance. **Neighboring Uses** R1, R2, and R3.	**Environmental Constraints** Contains no wetlands or floodrisk area, but near lake. **Site Conditions** Other Municipal **ROW for Existing Rails** No **Status as Part of Urban Renewal Area/Special Districts** Yes (Downtown). **Part of a Cluster of Parcels?** No **Appears on Tile(s)** G1

Parcel ID

M27-22-1

Size 0.1 acres **Geometry** Rough rectangle. **Access** Located along Wickman Dr. **Zoning** R1 **Utilities** Connected to water service line. Sewer main runs along frontage. **Proximity to Contamination** Nearest AUL is in about 60 feet. Four AULs in a half mile radius. **Proximity to Amenities** Coleman School, Greenwood Playground, a Head Start Program, Waterford Elementary School, Wilder Field, and several businesses are in walking distance. E. Keyes Conservation Area is across Parker Pond. **Neighboring Uses** R1.	**Environmental Constraints** Contains no wetlands or floodrisk areas. **Site Conditions** Vacant **ROW for Existing Rails** No **Status as Part of Urban Renewal Area/Special Districts** None **Part of a Cluster of Parcels?** No **Appears on Tile(s)** G1

Parcel ID

M27-23-14

Size 0.18 acres **Geometry** Rough rectangle, with small rectangle-like section near one of its corners. **Access** Located along Jean Street. **Zoning** R1 **Utilities** A sewer main runs along its frontage. **Proximity to Contamination** Three AULs within a half mile radius. **Proximity to Amenities** Coleman School, Greenwood Playground, a Head Start program, Waterford Street Elementary School, Wilder Field, and several businesses are in walking distance. E. Keyes Conservation Area is across Parker Pond. **Neighboring Uses** R1 and C2 (R3 nearby).	**Environmental Constraints** Contains no wetlands or floodrisk areas. **Site Conditions** Vacant **ROW for Existing Rails** No **Status as Part of Urban Renewal Area/Special Districts** None **Part of a Cluster of Parcels?** No **Appears on Tile(s)** G1

Parcel ID

M27-23-43

Size 3.87 acres **Geometry** Thick, bent, irregular, angular shape, which generally gets progressively smaller. Thin rectangular protusion from its larger end. **Access** Located along Jean Street and Route 101/Parker Street. **Zoning** R3 **Utilities** Connected to at least one service line (and may be connected to another). A sewer main runs along its frontage. **Proximity to Contamination** Four AULs within a half mile radius. **Proximity to Amenities** Contains Greenwood Playground. The Coleman School, a Head Start program, Waterford Elementary School, Wilder Field, and several businesses are in walking distance. **Neighboring Uses** R3 and C2 (R2 nearby).	**Environmental Constraints** None. **Site Conditions** Outbuildings **ROW for Existing Rails** No **Status as Part of Urban Renewal Area/Special Districts** None **Part of a Cluster of Parcels?** No **Appears on Tile(s)** G1

Parcel ID

M27-3-14

Size 6.41 acres **Geometry** Thick rectangular shape, with large rectangular protrusion extending out from a slight angle from one of its corners. **Access** Located along Stuart Street. **Zoning** R1 **Utilities** Connected to water service line. Sewer main runs along frontage and through a small part of it. **Proximity to Contamination** Nearest AUL is a little over two fifths of a mile away. **Proximity to Amenities** Part of Ovila Case Playground area. A beagle club, Crystal Lake Park and Cemetery, Greenwood Memorial Pool and Spray Park, and Perley Brook hiking area are all within walking distance. **Neighboring Uses** R1.	**Environmental Constraints** Contains no wetlands or floodrisk areas, but near a river and relatively near a wetland. **Site Conditions** Outbuildings **ROW for Existing Rails** No **Status as Part of Urban Renewal Area/Special Districts** None **Part of a Cluster of Parcels?** Yes **Appears on Tile(s)** G1

Parcel ID

M27-3-17

Size 4.66 acres **Geometry** Thin rectangle. **Access** Located along Norman Street. **Zoning** R1 **Utilities** Water serivce line runs through it. Sewer main runs along frontage. **Proximity to Contamination** Nearest AUL is a little over two fifths of a mile away. **Proximity to Amenities** Part of Ovila Case Playground area. A beagle club, Crystal Lake Park and Cemetery, Greenwood Memorial Pool and Spray Park, and Perley Brook hiking area are within walking distance. **Neighboring Uses** R1.	**Environmental Constraints** Contains no wetlands or floodrisk areas. **Site Conditions** Vacant **ROW for Existing Rails** No **Status as Part of Urban Renewal Area/Special Districts** None **Part of a Cluster of Parcels?** Yes **Appears on Tile(s)** G1

Parcel ID

M27-4-18

Size 1.12 acres **Geometry** Rough triangle, with smallest corner cut out. **Access** Adjacent to parcels located along Stuart Street. **Zoning** R1 **Utilities** None. **Proximity to Contamination** Nearest AUL is about half a mile away. **Proximity to Amenities** Part of Ovila Case Playground area. A beagle club, Crystal Lake Park and Cemetery, Greenwood Memorial Pool and Spray Park, and Perley Brook hiking area are within walking distance. **Neighboring Uses** R1.	**Environmental Constraints** Contains no wetlands or floodrisk areas, but a river flows through part of it and it is relatively near a wetland. **Site Conditions** Vacant **ROW for Existing Rails** No **Status as Part of Urban Renewal Area/Special Districts** None **Part of a Cluster of Parcels?** Yes **Appears on Tile(s)** G1

Parcel ID

M27-4-19

Size 0.2 acres **Geometry** Rectangle. **Access** Located along Stuart Street. **Zoning** R1 **Utilities** Water and sewer mains run along parts of its frontage. **Proximity to Contamination** Nearest AUL is a little over half a mile away. **Proximity to Amenities** Part of Ovila Case Playground area. A beagle club, Crystal Lake Park and Cemetery, Greenwood Memorial Pool and Spray Park, and Perley Brook hiking area are within walking distance. **Neighboring Uses** R1.	**Environmental Constraints** Contains no wetlands or floodrisk areas, but it is relatively near a river and a wetland. **Site Conditions** Vacant **ROW for Existing Rails** No **Status as Part of Urban Renewal Area/Special Districts** None **Part of a Cluster of Parcels?** Yes **Appears on Tile(s)** G1

Parcel ID

M27-4-31

Size 9.03 acres **Geometry** Long, relatively thin angular shape, with varying sizes and angles throughout. **Access** No direct access. **Zoning** R1 **Utilities** None. **Proximity to Contamination** Seven AULs within a mile radius. **Proximity to Amenities** Part of Ovila Case Playground area. A beagle club, Crystal Lake Park and Cemetery, Greenwood Memorial Pool and Spray Park, and Perley Brook hiking area are within walking distance. **Neighboring Uses** R1.	**Environmental Constraints** Contains no wetlands or floodrisk areas. **Site Conditions** Vacant **ROW for Existing Rails** No **Status as Part of Urban Renewal Area/Special Districts** None **Part of a Cluster of Parcels?** No **Appears on Tile(s)** G1

Parcel ID

M27-5-14

Size 45.94 acres **Geometry** Bumpy, roughly cone-like shape with a box-like shape cut out along one of its longer sides. **Access** Access by Crystal Lake Drive. **Zoning** R2 **Utilities** A water main runs through part of it. **Proximity to Contamination** Nearest AUL is about a third of a mile away. **Proximity to Amenities** Contains Crystal Lake Park and Cemetery. Greenwood Memorial Pool and Spray Park, Gardner Veterans Arena, Ovila Case Playground, Perley Brook hiking area, a beagle club, and some businesses are within walking distance. **Neighboring Uses** R2 (R1 nearby).	**Environmental Constraints** Contains wetlands and some floodrisk areas. It borders a lake and a river runs through it. **Site Conditions** Cemetery **ROW for Existing Rails** No **Status as Part of Urban Renewal Area/Special Districts** None **Part of a Cluster of Parcels?** Yes **Appears on Tile(s)** D, G1

Parcel ID

M27-5-5

Size 0.04 acres **Geometry** Rough rectangle. **Access** Access by Park Street. **Zoning** R1 **Utilities** Connected to water service line. Sewer main runs along its frontage. **Proximity to Contamination** Nearest AUL is almost two thirds of a mile away. **Proximity to Amenities** Crystal Lake Park and Cemetery, Greenwood Memorial Pool and Spray Park, Gardner Veterans Arena, Ovila Case Playground, Perley Brook hiking area, a beagle club, and some businesses are within walking distance. **Neighboring Uses** R1 and R2.	**Environmental Constraints** Contains no wetlands or floodrisk areas. **Site Conditions** Vacant **ROW for Existing Rails** No **Status as Part of Urban Renewal Area/Special Districts** None **Part of a Cluster of Parcels?** No **Appears on Tile(s)** G1

Parcel ID

M27-5-7

Size 0.01 acres **Geometry** Triangle. **Access** Located near Park Street. **Zoning** R2 **Utilities** Water and sewer mains run along a very small part of its frontage. **Proximity to Contamination** Three AULs within a mile radius. **Proximity to Amenities** Crystal Lake Park and Cemetery, Greenwood Memorial Pool and Spray Park, Gardner Veterans Arena, Ovila Case Playground, Perley Brook hiking area, a beagle club, and some businesses are within walking distance. **Neighboring Uses** R1 and R2.	**Environmental Constraints** Contains no wetlands or floodrisk areas. **Site Conditions** Vacant **ROW for Existing Rails** No **Status as Part of Urban Renewal Area/Special Districts** None **Part of a Cluster of Parcels?** No **Appears on Tile(s)** G1

Parcel ID

M32-11-15A

Size 7.18 acres **Geometry** Irregular, long, angular shape, with anglular, box-like dents along its side. **Access** Located along Clark Street. **Zoning** R2 (a little R1) **Utilities** Water and sewer mains run along a small part of its frontage. **Proximity to Contamination** Nearest AUL is almost three quarters of a mile away. **Proximity to Amenities** Ovila Case Playground, a beagle club, a church, and Perley Brook hiking area are within walking distance. **Neighboring Uses** R2.	**Environmental Constraints** Contains susbtantial wetlands. Borders substantial wetlands and floodrisk areas. **Site Conditions** Vacant **ROW for Existing Rails** No **Status as Part of Urban Renewal Area/Special Districts** None **Part of a Cluster of Parcels?** Yes **Appears on Tile(s)** D

Parcel ID

M32-14-1

Size 4.05 acres **Geometry** Rough trapezoid-like shape, with the corner of its longest sides cut out. **Access** Located along Park Street. **Zoning** R2 **Utilities** Water main runs along part of its frontage. **Proximity to Contamination** Nearest AUL is about nine tenths of a mile away. **Proximity to Amenities** Near Perley Brook hiking area. Golf club is within close driving distance. **Neighboring Uses** R1 and R2.	**Environmental Constraints** Contains no wetlands or floodrisk areas. Borders both. **Site Conditions** Vacant **ROW for Existing Rails** No **Status as Part of Urban Renewal Area/Special Districts** None **Part of a Cluster of Parcels?** Yes **Appears on Tile(s)** D

Parcel ID

M32-17-1

Size 12.42 acres **Geometry** Rough funnel-like shape. **Access** Located along Clark Street. **Zoning** R2 **Utilities** Water main runs along a small part of its frontage. **Proximity to Contamination** Nearest AUL is a little over two thirds of a mile away. **Proximity to Amenities** Ovila Case Playground, a beagle club, a church, and Perley Brook hiking area are within walking distance. **Neighboring Uses** R1 and R2.	**Environmental Constraints** Contains substiantial floodrisk areas and some wetlands. Borders substantial areas of both. Includes part of a reservoir and a river runs through it. **Site Conditions** Vacant **ROW for Existing Rails** No **Status as Part of Urban Renewal Area/Special Districts** None **Part of a Cluster of Parcels?** Yes **Appears on Tile(s)** D

Parcel ID

M32-18-2

Size 2.66 acres **Geometry** Irregular, thick shape, bent at an angle. **Access** Access off Clark Street. **Zoning** R1/R2 **Utilities** Water main runs along its frontage. **Proximity to Contamination** Nearest AUL is about three fifths of a mile away. **Proximity to Amenities** Ovila Case Playground, a beagle club, a church, and Perley Brook hiking area are within walking distance. **Neighboring Uses** R1 and R2.	**Environmental Constraints** Contains some flood risk area. Borders significant floodrisk areas. A river flows through it. **Site Conditions** Vacant **ROW for Existing Rails** No **Status as Part of Urban Renewal Area/Special Districts** None **Part of a Cluster of Parcels?** Yes **Appears on Tile(s)** D

Parcel ID

M32-18-3

Size 17.82 acres **Geometry** Rough trapezoidal shape, with a thin crater cut out of it smallest side. **Access** Located along Clark Street. **Zoning** R2 **Utilities** Water main runs along its frontage and through a small part of it (likely to collect water from the reservoir). **Proximity to Contamination** Nearest AUL is a little over two thirds of a mile away. **Proximity to Amenities** Ovila Case Playground, a beagle club, a church, and Perley Brook hiking area are within walking distance. **Neighboring Uses** R1 and R2.	**Environmental Constraints** Mostly a reservoir, with floodrisk areas along its shores. **Site Conditions** Outbuildings **ROW for Existing Rails** No **Status as Part of Urban Renewal Area/Special Districts** None **Part of a Cluster of Parcels?** Yes **Appears on Tile(s)** D

Parcel ID

M32-22-3

Size 2.59 acres **Geometry** Rough, angular heart-like shape, with one half thinner and at a different angle than the other. **Access** Access off Clark Street. **Zoning** R1 **Utilities** Sewer main runs through it. Water main runs along its frontage. **Proximity to Contamination** Nearest AUL is about two thirds of a mile away. **Proximity to Amenities** Ovila Case Playground, a beagle club, a church, and Perley Brook hiking area are within walking distance. **Neighboring Uses** R1 and R2.	**Environmental Constraints** Contains and borders substantial floodrisk areas. **Site Conditions** Vacant **ROW for Existing Rails** No **Status as Part of Urban Renewal Area/Special Districts** None **Part of a Cluster of Parcels?** Yes **Appears on Tile(s)** D

Parcel ID

M32-23-1

Size 3.74 acres **Geometry** Rough rectangle. **Access** Adjacent to a parcel located along Stuart Street. **Zoning** R1 **Utilities** Sewer main runs through it. **Proximity to Contamination** Nearest AUL is a little over a half mile away. **Proximity to Amenities** Part of Ovila Case Playground area. A beagle club, Crystal Lake Park and Cemetery, Greenwood Memorial Pool and Spray Park, and Perley Brook hiking area are within walking distance. **Neighboring Uses** R1.	**Environmental Constraints** Contains some wetlands and borders others. A river runs through part of it. **Site Conditions** Vacant **ROW for Existing Rails** No **Status as Part of Urban Renewal Area/Special Districts** None **Part of a Cluster of Parcels?** Yes **Appears on Tile(s)** G1

Parcel ID

M32-23-13

Size 2.61 acres **Geometry** Two parallel thin rectangles, one with a box at the end. **Access** No direct access. **Zoning** R1 **Utilities** Located near a sewer main. **Proximity to Contamination** Nearest AUL is a little over a half mile away. **Proximity to Amenities** Part of Ovila Case Playground area. A beagle club, Crystal Lake Park and Cemetery, Greenwood Memorial Pool and Spray Park, and Perley Brook hiking area are within walking distance. **Neighboring Uses** R1.	**Environmental Constraints** Contains substantial wetlands and borders other wetlands. A river runs through it. **Site Conditions** Vacant **ROW for Existing Rails** No **Status as Part of Urban Renewal Area/Special Districts** None **Part of a Cluster of Parcels?** Yes **Appears on Tile(s)** D, G1

Parcel ID

M32-24-6

Size 0.38 acres **Geometry** Square. **Access** Located along Stuart Street. **Zoning** R1 **Utilities** Sewer and water mains run along its frontage. **Proximity to Contamination** Nearest AUL is about two thirds of a mile away. **Proximity to Amenities** Ovila Case Playground area, a beagle club, Crystal Lake Park and Cemetery, Greenwood Memorial Pool and Spray Park, and Perley Brook hiking area are within walking distance. **Neighboring Uses** R1.	**Environmental Constraints** Contains no wetlands or floodrisk areas, but is fairly close to a wetland. **Site Conditions** Vacant **ROW for Existing Rails** No **Status as Part of Urban Renewal Area/Special Districts** None **Part of a Cluster of Parcels?** No **Appears on Tile(s)** G1

Parcel ID

M32-7-8

Size 7.14 acres **Geometry** Rectangle. **Access** Adjacent to parcels located along Clark Street. **Zoning** R2 **Utilities** None. **Proximity to Contamination** Nearest AUL is about nine tenths of a mile away. **Proximity to Amenities** Ovila Case Playground, a beagle club, a church, and Perley Brook hiking area are within walking distance. **Neighboring Uses** R2.	**Environmental Constraints** Contains some wetlands and floodrisk areas and borders both. Borders a reservoir. A river runs through it. **Site Conditions** Vacant **ROW for Existing Rails** No **Status as Part of Urban Renewal Area/Special Districts** None **Part of a Cluster of Parcels?** Yes **Appears on Tile(s)** D

Parcel ID

M37-11-2

Size 118.16 acres **Geometry** Boot-like shape, with mostly straight sides, except for two smaller curved sides. **Access** No direct access. **Zoning** R2 **Utilities** None. **Proximity to Contamination** Nearest AUL is about one mile and two fifths of a mile away. **Proximity to Amenities** Rome Conservation area and Perley Brook hiking area are within walking distance. **Neighboring Uses** R2.	**Environmental Constraints** Contains and borders substaintial floodrisk areas and wetlands. A river runs through it. **Site Conditions** Vacant **ROW for Existing Rails** No **Status as Part of Urban Renewal Area/Special Districts** None **Part of a Cluster of Parcels?** Yes **Appears on Tile(s)** C, D

Parcel ID

M37-18-1

Size 24.34 acres **Geometry** Rough rectangle, with one small side bent out at a slight angle. **Access** No direct access. **Zoning** R2 **Utilities** None. **Proximity to Contamination** Nearest AUL is about one and a third mile away. **Proximity to Amenities** Perley Brook hiking area is within walking distance, although it is separated by the Perley Brook Reservoir and Perley Brook itself. **Neighboring Uses** R2.	**Environmental Constraints** Contains part of a reservoir and some wetlands and floodrisk areas. Borders other wetlands and floodrisk areas. **Site Conditions** Vacant **ROW for Existing Rails** No **Status as Part of Urban Renewal Area/Special Districts** None **Part of a Cluster of Parcels?** Yes **Appears on Tile(s)** D

Parcel ID

M37-24-9

Size 92.76 acres **Geometry** One thick, angular part that extends out to a thinner rectangular part. **Access** Adjacent to a parcel located along Park Street. **Zoning** R2 **Utilities** None. **Proximity to Contamination** Nearest AUL is about nine tenths of a mile away. **Proximity to Amenities** Near Perley Brook hiking area. **Neighboring Uses** R1 and R2.	**Environmental Constraints** Contains much of a reservoir and substantial floodrisk areas and wetlands. A river runs through part of it too. **Site Conditions** Vacant **ROW for Existing Rails** No **Status as Part of Urban Renewal Area/Special Districts** None **Part of a Cluster of Parcels?** Yes **Appears on Tile(s)** D

Parcel ID

M42-14-3

Size 205.24 acres **Geometry** Roughly a raindrop shape, but with a pointed bottom and corner. **Access** Located along Route 140. **Zoning** R2 **Utilities** None. **Proximity to Contamination** Nearest AUL is almost a mile and a half away. **Proximity to Amenities** Near Perley Brook hiking area, 140 Xing Bike Trail North Central Pathway, and Rome Conservation Area. **Neighboring Uses** R2	**Environmental Constraints** Contains substantial wetlands and some floodrisk areas. Borders both. A river runs through part of it. **Site Conditions** Vacant **ROW for Existing Rails** No **Status as Part of Urban Renewal Area/Special Districts** None **Part of a Cluster of Parcels?** Yes **Appears on Tile(s)** A, D

Parcel ID

M42-14-6

Size 23.62 acres **Geometry** Rough triangle shape with missing corner and bumpy long side. **Access** Located along Route 140. **Zoning** R2 **Utilities** None. **Proximity to Contamination** Nearest AUL is about two and a fifth mile away. **Proximity to Amenities** Near the 140 Xing Bike Trail North Central Pathway. **Neighboring Uses** R2	**Environmental Constraints** Contains substantial wetlands. Close to other wetlands. **Site Conditions** Vacant **ROW for Existing Rails** No **Status as Part of Urban Renewal Area/Special Districts** None **Part of a Cluster of Parcels?** Yes **Appears on Tile(s)** A, B, D

Parcel ID

M42-17-2

Size 13.1 acres **Geometry** Rough tilted trapezoid. **Access** No direct access. **Zoning** R2 **Utilities** None. **Proximity to Contamination** Nearest AUL is almost two miles away. **Proximity to Amenities** Near Rome Conservation Area. **Neighboring Uses** R2	**Environmental Constraints** Contains floodrisk areas and some wetlands. Borders both. Two rivers run through it. **Site Conditions** Vacant **ROW for Existing Rails** No **Status as Part of Urban Renewal Area/Special Districts** None **Part of a Cluster of Parcels?** Yes **Appears on Tile(s)** D

Parcel ID

M42-20-7

Size 14.05 acres **Geometry** Long string-like shape, briefly bisected two thirds of the way down. **Access** Located near John Eaton Road and Route 140. **Zoning** R2 **Utilities** None. **Proximity to Contamination** Nearest AUL is a little over two miles away. **Proximity to Amenities** Contains the 140 Xing Bike Trail North Central Pathway. **Neighboring Uses** R2 and Winchendon border.	**Environmental Constraints** Contains substantial wetlands and floodrisk areas. Borders both. A river flows through part of it. **Site Conditions** Vacant **ROW for Existing Rails** No **Status as Part of Urban Renewal Area/Special Districts** None **Part of a Cluster of Parcels?** Yes **Appears on Tile(s)** A, B, D

Parcel ID

M47-22-4

Size 114.73 acres **Geometry** Thick, mostly angular shape, that gradually gets thicker, before gradually diminishing. **Access** Located along Route 140. **Zoning** R2 **Utilities** None. **Proximity to Contamination** Nearest AUL is about one mile and nine tenths of a mile away. **Proximity to Amenities** Located near 140 Xing Bike Trail North Central Pathway and Rome Conservation Area. **Neighboring Uses** R2 and Winchendon border.	**Environmental Constraints** Contains and borders substaintial floodrisk areas and wetlands. Three rivers run through it. **Site Conditions** Vacant **ROW for Existing Rails** No **Status as Part of Urban Renewal Area/Special Districts** None **Part of a Cluster of Parcels?** Yes **Appears on Tile(s)** A, D

Parcel ID

M47-24-1

Size 103.93 acres **Geometry** Three shapes: One "p"-shaped (without the hole), one dog tooth-shaped, and one like an irregular trapezoid. **Access** Located along Route 140. **Zoning** R2 **Utilities** None. **Proximity to Contamination** Nearest AUL is about two miles and two fifths of a mile away. **Proximity to Amenities** Located near 140 Xing Bike Trail North Central Pathway. **Neighboring Uses** R2 and Winchendon border.	**Environmental Constraints** Contains and borders substantial floodrisk areas and wetlands. A river runs through it. **Site Conditions** Vacant **ROW for Existing Rails** No **Status as Part of Urban Renewal Area/Special Districts** None **Part of a Cluster of Parcels?** Yes **Appears on Tile(s)** A, B

Parcel ID

M47-24-9

Size 87.95 acres **Geometry** Rough rectangle shape but with part of one corner bisected to create a right triangle. **Access** Located along John Eaton Road. **Zoning** R2 **Utilities** None. **Proximity to Contamination** Nearest AUL is about two and three fifths of a mile away (in Ashburnham). **Proximity to Amenities** Located near 140 Xing Bike Trail North Central Pathway. **Neighboring Uses** R2.	**Environmental Constraints** Contains some wetlands and a river flows through part of it. Close to other wetlands and floodrisk areas. **Site Conditions** Vacant **ROW for Existing Rails** No **Status as Part of Urban Renewal Area/Special Districts** None **Part of a Cluster of Parcels?** Yes **Appears on Tile(s)** A, B

Parcel ID

M47-9-8

Size 16.27 acres **Geometry** Rough triangle, bisected midway by a small slightly angled line. **Access** No direct access. **Zoning** R2 **Utilities** None. **Proximity to Contamination** Nearest AUL is about two and nine tenths of a mile away (in Ashburnham). **Proximity to Amenities** Located near 140 Xing Bike Trail North Central Pathway. **Neighboring Uses** R2 and Winchendon border.	**Environmental Constraints** Contains and borders substantial floodrisk areas and wetlands. A river runs through it. **Site Conditions** Vacant **ROW for Existing Rails** No **Status as Part of Urban Renewal Area/Special Districts** None **Part of a Cluster of Parcels?** Yes **Appears on Tile(s)** A, B

Parcel ID

R12-12-6

Size 1.56 acres **Geometry** Thin, roughly dog tooth-shaped. **Access** No direct access. Near Union Street. **Zoning** R3 **Utilities** None. **Proximity to Contamination** Nearest AUL is about a quarter mile away. **Proximity to Amenities** Walmart Supercenter and Green Bower Cemetery are within walking distance. **Neighboring Uses** R3 and C1 (R2 and C2 nearby).	**Environmental Constraints** Mostly a floodrisk area with substantial wetlands. Borders signficant wetlands and floodrisk areas. A river runs through it. **Site Conditions** Vacant **ROW for Existing Rails** No **Status as Part of Urban Renewal Area/Special Districts** None **Part of a Cluster of Parcels?** No **Appears on Tile(s)** J

Parcel ID

R12-1-4B

Size 0.17 acres **Geometry** Rough triangle. **Access** Located along Winter Street and Mill Street. **Zoning** R1 **Utilities** Water and sewer mains run along its frontage. **Proximity to Contamination** Nearest AUL is about a quarter mile away. **Proximity to Amenities** Green Bower Cemetery, Bickford Playground, and Timpany Plaza are within walking distance. **Neighboring Uses** R1 (I1 nearby).	**Environmental Constraints** Contains no wetlands or floodrisk area, but is relatively close to a major wetland and floodrisk area. **Site Conditions** Vacant **ROW for Existing Rails** No **Status as Part of Urban Renewal Area/Special Districts** Yes (Mill Street). **Part of a Cluster of Parcels?** Yes **Appears on Tile(s)** J

Parcel ID

R12-1-4E

Size 10.67 acres **Geometry** Three shapes: one thick irregular shape with gradual indents and protrusions in its sides and two-roughly cone-shaped shapes (but with one thinner and more bent than the other). **Access** Adjacent to property with access off Winter Street. **Zoning** R1 **Utilities** Sewer and water mains run along its frontage. Sewer main runs through part of it. **Proximity to Contamination** Eight AULs are within a mile radius. **Proximity to Amenities** Contains Bents Pond. Adjacent to Green Bower Cemetery and Bickford Playground. Timpany Plaza is within walking distance. **Neighboring Uses** R1 (I1 and C2 nearby).	**Environmental Constraints** Contains mostly wetlands and floodrisk area. A river runs through it. **Site Conditions** Vacant **ROW for Existing Rails** Borders the Providence and Worcester Railroad, although it is not technically in an ROW zone. **Status as Part of Urban Renewal Area/Special Districts** Part of the Parcel is in the Mill Street Urban Renewal Area. **Part of a Cluster of Parcels?** Yes **Appears on Tile(s)** J

Parcel ID

R12-17-7

Size 16.76 acres **Geometry** Roughly an angular heart shape with each side having somewhat different dimensions and angles. **Access** Located along Union Street. **Zoning** R1/R2 **Utilities** Water and sewer mains run along its frontage. **Proximity to Contamination** Five AULs within a mile radius. **Proximity to Amenities** Walking distance to Walmart Supercenter and Green Bower Cemetery. **Neighboring Uses** R1, R2, and C2.	**Environmental Constraints** Contains mostly wetlands and floodrisk areas. Borders susbstantial wetlands and floodrisk areas. A river runs through it. **Site Conditions** Vacant **ROW for Existing Rails** No **Status as Part of Urban Renewal Area/Special Districts** None **Part of a Cluster of Parcels?** Yes **Appears on Tile(s)** J

Parcel ID

R12-22-15

Size 8.63 acres **Geometry** Trapezoid. **Access** Adjacent to parcel located along Union Street. **Zoning** R2 (a little R1) **Utilities** None. **Proximity to Contamination** Five AULs within a mile radius. **Proximity to Amenities** Walking distance to Walmart Supercenter and Green Bower Cemetery, but surrounded by wetland. **Neighboring Uses** R1 and R2.	**Environmental Constraints** Contains mostly wetlands and floodrisk areas. Borders susbstantial wetlands and floodrisk areas. **Site Conditions** Vacant **ROW for Existing Rails** No **Status as Part of Urban Renewal Area/Special Districts** None **Part of a Cluster of Parcels?** Yes **Appears on Tile(s)** J

Parcel ID

R12-22-17

Size 7.22 acres **Geometry** None. **Access** Adjacent to parcel located along Union Street. **Zoning** R2 **Utilities** None. **Proximity to Contamination** Five AULs within a mile radius. **Proximity to Amenities** Walking distance to Walmart Supercenter and Green Bower Cemetery, but surrounded by wetland. **Neighboring Uses** R2.	**Environmental Constraints** Contains mostly wetlands and floodrisk areas. Borders susbstantial wetlands and floodrisk areas. **Site Conditions** Vacant **ROW for Existing Rails** No **Status as Part of Urban Renewal Area/Special Districts** None **Part of a Cluster of Parcels?** Yes **Appears on Tile(s)** J

Parcel ID

R12-23-14

Size 3.88 acres **Geometry** Trapezoid. **Access** No direct access. **Zoning** R2 (a little R1) **Utilities** None. **Proximity to Contamination** Four AULs within a mile radius. **Proximity to Amenities** Walking distance to Walmart Supercenter and Green Bower Cemetery, but surrounded by mostly wetland. **Neighboring Uses** R1 and R2.	**Environmental Constraints** Contains mostly wetlands and floodrisk areas. Borders susbstantial wetlands and floodrisk areas. **Site Conditions** Vacant **ROW for Existing Rails** No **Status as Part of Urban Renewal Area/Special Districts** None **Part of a Cluster of Parcels?** Yes **Appears on Tile(s)** J

Parcel ID

R12-23-16

Size 3.11 acres **Geometry** Rectangle, with bended edge. **Access** No direct access. **Zoning** R2 **Utilities** None. **Proximity to Contamination** Five AULs within a mile radius. **Proximity to Amenities** Walking distance to Walmart Supercenter and Green Bower Cemetery, but surrounded by wetland. **Neighboring Uses** R2.	**Environmental Constraints** Contains mostly wetlands and floodrisk areas. Borders susbstantial wetlands and floodrisk areas. **Site Conditions** Vacant **ROW for Existing Rails** No **Status as Part of Urban Renewal Area/Special Districts** None **Part of a Cluster of Parcels?** Yes **Appears on Tile(s)** J

Parcel ID

R12-23-2

Size 3.24 acres **Geometry** Rough trapezoid. **Access** No direct access. **Zoning** R2 **Utilities** None. **Proximity to Contamination** Five AULs within a mile radius. **Proximity to Amenities** Walking distance to Walmart Supercenter and Green Bower Cemetery, but surrounded by wetland on most sides and not connected to a road. **Neighboring Uses** R2 (R1 nearby).	**Environmental Constraints** Contains mostly wetlands and floodrisk areas. Borders susbstantial wetlands and floodrisk areas. **Site Conditions** Vacant **ROW for Existing Rails** Borders the Providence and Worcester Railroad, although it is not technically in an ROW zone. **Status as Part of Urban Renewal Area/Special Districts** None **Part of a Cluster of Parcels?** Yes **Appears on Tile(s)** J

Parcel ID

R12-2-6

Size 10.41 acres **Geometry** Long bending, bumpy shape, with varying widths throughout. **Access** Adjacent to parcel with access off Winter Street. **Zoning** I1 **Utilities** Water and sewer mains run along a very small part of its frontage. **Proximity to Contamination** Nearest AUL in roughly 670 feet. **Proximity to Amenities** Walking distance to Timpany Plaza, Walmart Supercenter, Green Bower Cemetery, and Bickford Playground. **Neighboring Uses** I1, R1, and C2.	**Environmental Constraints** Contains mostly wetlands and floodrisk areas. Borders susbstantial wetlands and floodrisk areas. A river flows through it. **Site Conditions** Vacant **ROW for Existing Rails** No **Status as Part of Urban Renewal Area/Special Districts** Part of the parcel is in the Mill Street Urban Renewal Area, but another part covers part of Ramsdell Pond. **Part of a Cluster of Parcels?** Yes **Appears on Tile(s)** J

Parcel ID

R12-2-8

Size 0.08 acres **Geometry** Thin, fairly straight, claw-like shape, with smaller pointy protrusion at bottom too. **Access** Located along Winter Street. **Zoning** I1 **Utilities** None. **Proximity to Contamination** Three AULs within a half mile. **Proximity to Amenities** Walking distance to Timpany Plaza, Green Bower Cemetery, and Bickford Playground. **Neighboring Uses** I1 and R1.	**Environmental Constraints** Contains some floodrisk area, but is near both substantial floodrisk areas and wetlands. A river flows throught it. **Site Conditions** Vacant **ROW for Existing Rails** No **Status as Part of Urban Renewal Area/Special Districts** Yes (Mill Street). **Part of a Cluster of Parcels?** No **Appears on Tile(s)** J

Parcel ID

R12-3-1

Size 11.11 acres **Geometry** Two irregular, largely trapzeoid-like shapes. One has a rounded corner and a rectangular indent. **Access** Located off Winter Street. **Zoning** R1 **Utilities** Connected by a water service line. Sewer and water mains run along its frontage. The sewer main runs through part of it. **Proximity to Contamination** Three AULs with a half mile radius. **Proximity to Amenities** Contains Green Bower Cemetery. Walking distance to Timpany Plaza and Bickford Playground. **Neighboring Uses** I1 and R1.	**Environmental Constraints** Contains small floodrisk areas. Borders significant floodrisk areas and wetlands. A river runs through it. **Site Conditions** Vacant **ROW for Existing Rails** Borders the Providence and Worcester Railroad, although it is not technically in an ROW zone. **Status as Part of Urban Renewal Area/Special Districts** None **Part of a Cluster of Parcels?** Yes **Appears on Tile(s)** J

Parcel ID

R12-3-4

Size 0.38 acres **Geometry** Rough trapezoid. **Access** Located along Union Street. **Zoning** R1 **Utilities** Water and sewer mains run along part of its frontage. **Proximity to Contamination** Five AULs within a roughly half mile radius. **Proximity to Amenities** Walking distance to Timpany Plaza, Green Bower Cemetery, and Bickford Playground. **Neighboring Uses** R1.	**Environmental Constraints** Contains no wetlands or floodrisk areas, but a river flows through part of it and it is near a wetland. **Site Conditions** Vacant **ROW for Existing Rails** Borders the Providence and Worcester Railroad, although it is not technically in an ROW zone. **Status as Part of Urban Renewal Area/Special Districts** None **Part of a Cluster of Parcels?** Yes **Appears on Tile(s)** J

Parcel ID

R12-4-4

Size 0.48 acres **Geometry** Rough kite-shape. **Access** Located along Prospect Street. **Zoning** C1 **Utilities** Water and sewer mains run along its frontage. **Proximity to Contamination** Nearest AUL about 345 feet away. **Proximity to Amenities** Green Bower Cemetery, Bickford Playground, a church, some businesses, and a bus stop are within walking distance. **Neighboring Uses** C1 and R1.	**Environmental Constraints** Contains no wetlands or floodrisk areas. **Site Conditions** Outbuildings **ROW for Existing Rails** No **Status as Part of Urban Renewal Area/Special Districts** None **Part of a Cluster of Parcels?** No **Appears on Tile(s)** J

Parcel ID

R12-4-5

Size 0.15 acres **Geometry** Thin trapezoid. **Access** Located off of Prospect Street and Route 2A/E Broadway. **Zoning** C1 **Utilities** Has water service line. Sewer main runs along its frontage. **Proximity to Contamination** Nearest AUL about 300 feet away. **Proximity to Amenities** Green Bower Cemetery, Bickford Playground, a church, some businesses, and a bus stop are within walking distance. **Neighboring Uses** C1 and R1.	**Environmental Constraints** Contains no wetlands or floodrisk areas. **Site Conditions** Fire Station **ROW for Existing Rails** No **Status as Part of Urban Renewal Area/Special Districts** None **Part of a Cluster of Parcels?** No **Appears on Tile(s)** J

Parcel ID

R17-18-29

Size 0.95 acres **Geometry** Irregular cone-like chape. **Access** Located along Kendall Street. **Zoning** R1 **Utilities** Water and sewer mains run along its frontage. Sewer main runs through part of it. **Proximity to Contamination** Nearest AUL about a quarter of a mile away. **Proximity to Amenities** Green Bower Cemetery, Timpany Plaza, Bickford Playground, and other scattered businesses are within walking distance. **Neighboring Uses** R1.	**Environmental Constraints** Contains some wetlands and floodrisk areas. Borders signficant areas of both. **Site Conditions** Vacant **ROW for Existing Rails** No **Status as Part of Urban Renewal Area/Special Districts** None **Part of a Cluster of Parcels?** Yes **Appears on Tile(s)** J

Parcel ID

R17-18-6

Size 4.79 acres **Geometry** Irregular shape composed of two irregular sections, one of which has many indents. **Access** Located along Travers Street and Route 2A/W Broadway. **Zoning** R1 **Utilities** Water and sewer mains run across its frontage and through parts of it. **Proximity to Contamination** Three AULs within a half mile radius. **Proximity to Amenities** Contains Travers Pond. Green Bower Cemetery, Timpany Plaza, Bickford Playground, and other scattered businesses are within walking distance. **Neighboring Uses** R1 (C2 nearby).	**Environmental Constraints** Contains mostly weltands and floodrisk areas and borders both. A river runs through it. **Site Conditions** Vacant **ROW for Existing Rails** No **Status as Part of Urban Renewal Area/Special Districts** None **Part of a Cluster of Parcels?** Yes **Appears on Tile(s)** J

Parcel ID

R17-2-1

Size 4.21 acres **Geometry** Rough triangle. **Access** No direct access. Located near Snow Street. **Zoning** R3 **Utilities** None. **Proximity to Contamination** Three AULs within a fifth of a mile radius. **Proximity to Amenities** A Head Start program, a bank, and a sports field are in walking distance. Scattered other businesses are in walking distance too, although many are separated by Route 2. **Neighboring Uses** R3 and State Route 2.	**Environmental Constraints** Contains no wetlands or floodrisk areas. **Site Conditions** Vacant **ROW for Existing Rails** No **Status as Part of Urban Renewal Area/Special Districts** None **Part of a Cluster of Parcels?** No **Appears on Tile(s)** G4

Parcel ID

R17-2-14

Size 0.17 acres **Geometry** Arrowhead. **Access** Located along Conant Street. **Zoning** R3 **Utilities** Water and sewer mains run along part of its frontage. **Proximity to Contamination** Three AULs within a quarter mile radius. **Proximity to Amenities** A Head Start program, a bank, and a sports field are in walking distance. Scattered other businesses are in walking distance too, although many are separated by Route 2. **Neighboring Uses** R1 and State Route 2 (R2 nearby).	**Environmental Constraints** Contains no wetlands or floodrisk areas. **Site Conditions** Vacant **ROW for Existing Rails** No **Status as Part of Urban Renewal Area/Special Districts** None **Part of a Cluster of Parcels?** No **Appears on Tile(s)** G4

Parcel ID

R17-23-14

Size 4.26 acres **Geometry** Roughly cone-shaped, with a few protrusions of varying shapes. **Access** Access off Route 2A/W Broadway. **Zoning** R1 **Utilities** Sewer main runs through it. Water and sewer mains run along a small part of its frontage. **Proximity to Contamination** Nearest AUL is about a fifth of a mile away. **Proximity to Amenities** Contains Bickford Playground. Timpany Plaza and Green Bower Cemetery are within walking distance. **Neighboring Uses** R1, R3, and C1.	**Environmental Constraints** Contains some wetlands. Located near significant wetlands and floodrisk areas. **Site Conditions** Outbuildings **ROW for Existing Rails** Borders the Providence and Worcester Railroad, although it is not technically in an ROW zone. **Status as Part of Urban Renewal Area/Special Districts** None **Part of a Cluster of Parcels?** Yes **Appears on Tile(s)** J

Parcel ID

R17-2-8

Size 7.04 acres **Geometry** Long irregular shape, with angular, boxy protrusions and indents, and a large angular half. **Access** Located along Mechanic Street and Conant Street. **Zoning** R3 **Utilities** Water and sewer mains run along its frontage. A sewer main runs through it. **Proximity to Contamination** Six AULs within a half mile radius. **Proximity to Amenities** A Head Start program, a bank, and a sports field are in walking distance. Scattered other businesses are in walking distance too, although many are separated by Route 2. **Neighboring Uses** R3 and State Route 2 (near C2).	**Environmental Constraints** Contains some floodrisk areas and borders others. A river runs through part of it. **Site Conditions** Vacant **ROW for Existing Rails** No **Status as Part of Urban Renewal Area/Special Districts** None **Part of a Cluster of Parcels?** No **Appears on Tile(s)** G4

Parcel ID

R17-6-8

Size 8 acres **Geometry** Triangle. **Access** No direct access. **Zoning** R3 **Utilities** None. **Proximity to Contamination** Nearest AUL is about a third of a mile away. **Proximity to Amenities** A bank, a Head Start program, a car dealership, and several other businesses are within walking distance. **Neighboring Uses** R3.	**Environmental Constraints** Contains no floodrisk areas or wetlands, but is relatively close to a wetland. **Site Conditions** Vacant **ROW for Existing Rails** No **Status as Part of Urban Renewal Area/Special Districts** None **Part of a Cluster of Parcels?** No **Appears on Tile(s)** G4

Parcel ID

R22-10-5

Size 0.16 acres **Geometry** Thin oval. **Access** Access by Parker Hill Road. **Zoning** R2 **Utilities** Water and sewer mains run through it. **Proximity to Contamination** Nearest AUL is a little over two fifths of a mile away. **Proximity to Amenities** Several businesses and Gardner Academy for Learning and Technology and Stone Field are within walking distance. Dunn State Park is in close driving distance. **Neighboring Uses** R2.	**Environmental Constraints** None. **Site Conditions** Vacant **ROW for Existing Rails** No **Status as Part of Urban Renewal Area/Special Districts** None **Part of a Cluster of Parcels?** No **Appears on Tile(s)** G4

Parcel ID

R22-18-26

Size 3.95 acres **Geometry** Thin rectangle. **Access** No direct access. **Zoning** R3 **Utilities** None. **Proximity to Contamination** Four AULs within a half mile radius. **Proximity to Amenities** Several businesses within walking distance. **Neighboring Uses** R3.	**Environmental Constraints** Contains no wetlands or floodrisk areas. **Site Conditions** Vacant **ROW for Existing Rails** No **Status as Part of Urban Renewal Area/Special Districts** None **Part of a Cluster of Parcels?** No **Appears on Tile(s)** G4

Parcel ID

R22-18-5

Size 0.03 acres **Geometry** Thin rectangle. **Access** Access off Chestnut Street. **Zoning** C2 **Utilities** Water main and sewer main run along its frontage. Water main runs through it. **Proximity to Contamination** Four AULs within a half mile radius. **Proximity to Amenities** Several businesses within walking distance. **Neighboring Uses** C2 and I1 (R3 nearby).	**Environmental Constraints** Contains no wetlands or floodrisk areas. **Site Conditions** Vacant **ROW for Existing Rails** No **Status as Part of Urban Renewal Area/Special Districts** Yes. (Downtown). **Part of a Cluster of Parcels?** No **Appears on Tile(s)** G4

Parcel ID

R22-20-15A

Size 0.36 acres **Geometry** Rough trapezoid with slight bend at the middle of its longest side. **Access** No direct access. **Zoning** R1 **Utilities** None. **Proximity to Contamination** Nearest AUL almost a third of a mile away. **Proximity to Amenities** A nursing home, Gardner Academy for Learning and Technology and Stone Field, and several businesses are within walking distances. **Neighboring Uses** R1.	**Environmental Constraints** Contains no wetlands or floodrisk areas. **Site Conditions** Vacant **ROW for Existing Rails** No **Status as Part of Urban Renewal Area/Special Districts** None **Part of a Cluster of Parcels?** No **Appears on Tile(s)** G4

Parcel ID

R22-20-15B

Size 0.39 acres **Geometry** Trapezoid. **Access** No direct access. **Zoning** R1 **Utilities** None. **Proximity to Contamination** Nearest AUL is about a quarter mile away. **Proximity to Amenities** A nursing home, Gardner Academy for Learning and Technology and Stone Field, and several businesses are within walking distances. **Neighboring Uses** R1.	**Environmental Constraints** Contains no wetlands or floodrisk areas. **Site Conditions** Vacant **ROW for Existing Rails** No **Status as Part of Urban Renewal Area/Special Districts** None **Part of a Cluster of Parcels?** No **Appears on Tile(s)** G4

Parcel ID

R22-3-26

Size 11.35 acres **Geometry** Rough trapezoid with slight inward bend on its shortest side. **Access** Access off Cross Street and Elm Street. **Zoning** R1 **Utilities** Connected to five water service lines, two of which go to one building. Sewer main runs along frontage. **Proximity to Contamination** Three AULs within a half mile radius. **Proximity to Amenities** Contains Gardner Academy for Learning and Technology. Several businesses, Jackson Playground and Skate Park, and Gardner Museum are within walking distance. **Neighboring Uses** R1 (R3 nearby).	**Environmental Constraints** Contains no wetlands or floodrisk areas. **Site Conditions** Elementary School **ROW for Existing Rails** No **Status as Part of Urban Renewal Area/Special Districts** None **Part of a Cluster of Parcels?** No **Appears on Tile(s)** G2, G4

Parcel ID

R22-6-2

Size 1.17 acres **Geometry** Two shapes: One roughly a thin rectangle, the other an "L" shape with thin protrusions sticking outward from its beginning and end. **Access** Access off Main Street. **Zoning** C1 **Utilities** A water main runs along it. **Proximity to Contamination** Eight AULs within a half mile radius. **Proximity to Amenities** Pulaski Playground and Dog Park, Gardner Heritage Skate Park, Gardner Academy for Learning and Technology and Stone Field, Jackson Field, Greenwood Memorial Pool and Spray Park, Levi Heywood Memorial Library, and several restaurants and stores are all within walking distance. **Neighboring Uses** C1 and R3.	**Environmental Constraints** Contains no wetlands or floodrisk areas. **Site Conditions** Vacant **ROW for Existing Rails** No **Status as Part of Urban Renewal Area/Special Districts** Yes (Downtown). **Part of a Cluster of Parcels?** No **Appears on Tile(s)** G3

Parcel ID

R22-6-62

Size 0.16 acres **Geometry** Square. **Access** Access off Grant Street. **Zoning** R3 **Utilities** Water and sewer mains run along its frontage. **Proximity to Contamination** Six AULs within a half mile radius. **Proximity to Amenities** Gardner Academy for Learning and Technology and Stone Field, Levi Heywood Memorial Library, and several restaurants and stores are all within walking distance. **Neighboring Uses** R3.	**Environmental Constraints** Contains no wetlands or floodrisk areas. **Site Conditions** Vacant **ROW for Existing Rails** No **Status as Part of Urban Renewal Area/Special Districts** Yes (Downtown). **Part of a Cluster of Parcels?** No **Appears on Tile(s)** G4

Parcel ID

R27-12-8

Size 0.44 acres **Geometry** Rough kite. **Access** Adjacent to a parcel with access off Heywood Street (via Veterans Drive). **Zoning** R1 **Utilities** Water and sewer mains run along its frontage. **Proximity to Contamination** Nearest AUL is about two fifths of a mile away. **Proximity to Amenities** Heywood Hospital, Gardner High School, a church, Gardner Veterans Arena, Jackson Playground and Skate Park, and Gardner Museum are within walking distance. **Neighboring Uses** R1 and R2.	**Environmental Constraints** Contains no floodrisk areas or wetlands, but is relatively close to a lake and floodrisk area. **Site Conditions** Vacant **ROW for Existing Rails** No **Status as Part of Urban Renewal Area/Special Districts** None **Part of a Cluster of Parcels?** Yes **Appears on Tile(s)** G2

Parcel ID

R27-13-13A

Size 5.55 acres **Geometry** Thick irregular shape that starts with a thin, regtangular protrusion and ends with a thick boxy protrusion. **Access** Access by James Street. **Zoning** R1 **Utilities** A sewer main runs through part of it. Several water mains and associated water service lines run through it. **Proximity to Contamination** Five AULs within a mile radius. **Proximity to Amenities** Gardner High School, a church, and Gardner Museum are all within walking distance. **Neighboring Uses** R1.	**Environmental Constraints** Contains no wetlands or floodrisk areas. **Site Conditions** Vacant **ROW for Existing Rails** No **Status as Part of Urban Renewal Area/Special Districts** None **Part of a Cluster of Parcels?** Yes **Appears on Tile(s)** G2

Parcel ID

R27-13-24

Size 2.21 acres **Geometry** Rectangle. **Access** Adjacent to a property with access by James Street. Located near Reservoir Street. **Zoning** R1 **Utilities** Contains water mains connected to buildings. **Proximity to Contamination** Nearest AUL is about half a mile away. **Proximity to Amenities** Gardner High School, a church, and Gardner Museum are all within walking distance. **Neighboring Uses** R1.	**Environmental Constraints** Contains no wetlands or floodrisk areas. **Site Conditions** Vacant **ROW for Existing Rails** No **Status as Part of Urban Renewal Area/Special Districts** None **Part of a Cluster of Parcels?** Yes **Appears on Tile(s)** G2

Parcel ID

R27-14-9A

Size 0.72 acres **Geometry** Irregular, boxy shape, with slight boxy protrusions and a side that extends at a sharp angle. **Access** Adjacent to a property with access by James Street. **Zoning** R1 **Utilities** Water main runs along frontage. **Proximity to Contamination** Nearest AUL is about two thirds of a mile away. **Proximity to Amenities** Gardner High School, a church, and Gardner Museum are all within walking distance. **Neighboring Uses** R1.	**Environmental Constraints** Contains no wetlands or floodrisk areas. **Site Conditions** Vacant **ROW for Existing Rails** No **Status as Part of Urban Renewal Area/Special Districts** None **Part of a Cluster of Parcels?** Yes **Appears on Tile(s)** G2

Parcel ID

R27-15-3

Size 0.25 acres **Geometry** Square. **Access** Located along Catherine Street. **Zoning** R3 **Utilities** Water and sewer mains run along frontage. **Proximity to Contamination** Nearest AUL is about two thirds of a mile away. **Proximity to Amenities** Gardner High School and Dunn State Park are within walking distance. **Neighboring Uses** R3 (R1 nearby).	**Environmental Constraints** Contains no wetlands or floodrisk areas. **Site Conditions** Vacant **ROW for Existing Rails** No **Status as Part of Urban Renewal Area/Special Districts** None **Part of a Cluster of Parcels?** No **Appears on Tile(s)** G2

Parcel ID

R27-16-10

Size 0.93 acres **Geometry** Rough cone-like shape. **Access** Access off Cross Street and Elm Street. **Zoning** R2 **Utilities** Water and sewer mains run along its frontage. **Proximity to Contamination** Four AULs within roughly a half mile radius. **Proximity to Amenities** Crystal Lake Park and Cemetery, Greenwood Memorial Pool and Spray Park, Jackson Playground and Skate Park Gardner Veterans Arena, Levi Heywood Memorial Library, Gardner Museum, and several restaurants and shops are within walking distance. **Neighboring Uses** R2 (C1 and R3 nearby).	**Environmental Constraints** Contains a small amount of floodrisk areas and wetlands and borders others. A river runs through it. **Site Conditions** Outbuildings **ROW for Existing Rails** No **Status as Part of Urban Renewal Area/Special Districts** Yes (Downtown). **Part of a Cluster of Parcels?** No **Appears on Tile(s)** G1, G2

Parcel ID

R27-16-4A

Size 0.23 acres **Geometry** Rectangle. **Access** Access off Central Street (via Veterans Drive). **Zoning** R1 **Utilities** Water main runs through it. **Proximity to Contamination** Three AULs within a half mile radius. **Proximity to Amenities** Crystal Lake Park and Cemetery, Greenwood Memorial Pool and Spray Park, Jackson Playground and Skate Park Gardner Veterans Arena, Levi Heywood Memorial Library, Gardner Museum, and several restaurants and shops are within walking distance. **Neighboring Uses** R1 and R2.	**Environmental Constraints** Contains no wetlands or floodrisk areas, but is relatively close to both. **Site Conditions** Vacant **ROW for Existing Rails** No **Status as Part of Urban Renewal Area/Special Districts** Yes (Downtown). **Part of a Cluster of Parcels?** No **Appears on Tile(s)** G2

Parcel ID

R27-16-7

Size 9.83 acres **Geometry** Long irregular shape, with several protrusions and indents of varying sizes. **Access** Access off Route 101/Central Street and Heywood Street (via Veterans Drive). **Zoning** R2 (a little R1) **Utilities** Water and sewer mains run through it, with at least two service lines. **Proximity to Contamination** Two AULs within a half mile radius. **Proximity to Amenities** Heywood Hospital, Gardner High School, a church, Gardner Veterans Arena, Jackson Playground and Skate Park, and Gardner Museum are within walking distance. **Neighboring Uses** R1 and R2.	**Environmental Constraints** Contains floodrisk areas, borders a lake, and is relatively close to a small wetland. **Site Conditions** Vacant **ROW for Existing Rails** No **Status as Part of Urban Renewal Area/Special Districts** None **Part of a Cluster of Parcels?** Yes **Appears on Tile(s)** G2

Parcel ID

R27-17-12

Size 0.3 acres **Geometry** Has three sides: Two straight (one has a small rectangular indent) and one rounded. **Access** Located along Route 101/Central Street and Elm Street. **Zoning** R3 **Utilities** Connected to water service line. Sewer main runs close to frontage. **Proximity to Contamination** Two AULs within a half mile radius. **Proximity to Amenities** Heywood Hospital, Gardner High School, a church, Gardner Veterans Arena, Jackson Playground and Skate Park, Gardner Academy for Learning and Technology and Stone Field, and Gardner Museum are within walking distance. **Neighboring Uses** R3 (R1 nearby).	**Environmental Constraints** Contains no wetlands or floodrisk areas. **Site Conditions** Vacant **ROW for Existing Rails** No **Status as Part of Urban Renewal Area/Special Districts** None **Part of a Cluster of Parcels?** No **Appears on Tile(s)** G2

Parcel ID

R27-19-37

Size 7.48 acres **Geometry** Thin trapezoid. **Access** Located near Highland Street. **Zoning** R1 **Utilities** Water and sewer mains run near its frontage. **Proximity to Contamination** Nearest AUL is a little over a half mile away. **Proximity to Amenities** A church, Gardner Academy for Learning and Technology and Stone Field, and Gardner Museum are all within walking distance. **Neighboring Uses** R1.	**Environmental Constraints** Contains no wetlands or floodrisk areas. **Site Conditions** Vacant **ROW for Existing Rails** No **Status as Part of Urban Renewal Area/Special Districts** None **Part of a Cluster of Parcels?** No **Appears on Tile(s)** G2

Parcel ID

R27-22-12

Size 4.71 acres **Geometry** Irregular, angular shape, that gets progressively thicker. **Access** Adjacent to property with access off School Street. **Zoning** R3 **Utilities** Three water service lines connected to it. Sewer main runs through it and along its frontage. **Proximity to Contamination** Five AULs within a half mile radius. **Proximity to Amenities** Contains Jackson Playground and Skate Park. Academy for Learning and Technology and Stone Field, Gardner Veterans Arena, Levi Heywood Memorial Library and Gardner Museum are all within walking distance. **Neighboring Uses** R3 (I1 nearby).	**Environmental Constraints** Contains no wetlands or floodrisk areas. **Site Conditions** Vacant **ROW for Existing Rails** No **Status as Part of Urban Renewal Area/Special Districts** Yes (Downtown). **Part of a Cluster of Parcels?** No **Appears on Tile(s)** G2

Parcel ID

R27-22-12A

Size 2.24 acres **Geometry** A trapezoid with a box extending from its longest side. **Access** Access off School Street. **Zoning** R3 **Utilities** Connected to water service line. Sewer main runs through and along it. **Proximity to Contamination** Five AULs within a half mile radius. **Proximity to Amenities** Adjacent to Jackson Playground and Skate Park. Academy for Learning and Technology and Stone Field, Gardner Veterans Arena, Levi Heywood Memorial Library and Gardner Museum are all within walking distance. **Neighboring Uses** R3.	**Environmental Constraints** Contains no wetlands or floodrisk areas. **Site Conditions** Elementary School **ROW for Existing Rails** No **Status as Part of Urban Renewal Area/Special Districts** Yes (Downtown). **Part of a Cluster of Parcels?** No **Appears on Tile(s)** G2

Parcel ID

R27-3-1

Size 2.62 acres **Geometry** Irregular, thin trapezoid. **Access** Access off Cypress Street. **Zoning** R1 **Utilities** Water and sewer mains run near it. **Proximity to Contamination** Three AULs within a mile radius. **Proximity to Amenities** Contains Marilene Stedman Playground. Adjacent to Gardner High School. Heywood Hospital, Mount Wachusett Community College, and Gardner District Court are within walking distance. **Neighboring Uses** R1 and R2.	**Environmental Constraints** Contains no wetlands or floodrisk areas, but borders significant areas of both. **Site Conditions** Vacant **ROW for Existing Rails** No **Status as Part of Urban Renewal Area/Special Districts** None **Part of a Cluster of Parcels?** Yes **Appears on Tile(s)** G2

Parcel ID

R27-3-13

Size 6.06 acres **Geometry** Triangle. **Access** Located along Woodland Ave and Green Street. **Zoning** R1 **Utilities** Likely connected to water service line. Sewer and water mains run along its frontage. **Proximity to Contamination** Nearest AUL is a little under three quarters of a mile away. **Proximity to Amenities** Heywood Hospital, Gardner High School, a church, Gardner Veterans Arena, and Gardner Museum are within walking distance. **Neighboring Uses** R1 (R2 nearby).	**Environmental Constraints** Contains no wetlands or floodrisk areas. **Site Conditions** Vacant **ROW for Existing Rails** No **Status as Part of Urban Renewal Area/Special Districts** None **Part of a Cluster of Parcels?** No **Appears on Tile(s)** G2

Parcel ID

R27-5-2

Size 46.27 acres **Geometry** Single irregular shape which resembles a triangle and a smaller diamond shape next to it. **Access** Access by Catherine Street and Grace Street. **Zoning** R2 **Utilities** Water and sewer mains run througn parts of it. **Proximity to Contamination** Nearest AUL is about three quarters of a mile away. **Proximity to Amenities** Contains part of Gardner High School. Adjacent to Marilene Stedman Playground. Heywood Hospital, Mount Wachusett Community College, Gardner District Court, and Dunn State Park are within walking distance. **Neighboring Uses** R1 and R2.	**Environmental Constraints** Contains substantial wetlands and floodrisk areas. Borders signficant areas of both. A river runs through it. **Site Conditions** Vacant **ROW for Existing Rails** No **Status as Part of Urban Renewal Area/Special Districts** None **Part of a Cluster of Parcels?** Yes **Appears on Tile(s)** D, E, G2, H

Parcel ID

R27-5-3

Size 31.79 acres **Geometry** Rectangular shape, with light angular indents along its longest side. **Access** Access by Grace Street. **Zoning** R2 **Utilities** Water main runs through it. **Proximity to Contamination** Nearest AUL is about four fifths of a mile away. **Proximity to Amenities** Contains part of Gardner High School. Adjacent to Marilene Stedman Playground. Heywood Hospital, Mount Wachusett Community College, Gardner District Court, and Dunn State Park are within walking distance. **Neighboring Uses** R1 and R2.	**Environmental Constraints** Contains some wetlands and floodrisk areas. Borders signficant areas of both. A river runs through it. **Site Conditions** Middle School **ROW for Existing Rails** No **Status as Part of Urban Renewal Area/Special Districts** None **Part of a Cluster of Parcels?** Yes **Appears on Tile(s)** E, G2, H

Parcel ID

R27-7-6

Size 5.18 acres **Geometry** Roughly a cone shape, with a small rectangular protrusion coming from its shortest side. **Access** Access by Beech Street. **Zoning** R1 **Utilities** Water and sewer mains run along its frontage. **Proximity to Contamination** Nearest AUL is a little over two fifths of a mile away. **Proximity to Amenities** Heywood Hospital, Gardner High School, a church, Gardner Veterans Arena, Jackson Playground and Skate Park, and Gardner Museum are within walking distance. **Neighboring Uses** R1 and R2.	**Environmental Constraints** Contains no floodrisk areas or wetlands, but is close to a lake and floodrisk area. **Site Conditions** Light Industrial **ROW for Existing Rails** No **Status as Part of Urban Renewal Area/Special Districts** None **Part of a Cluster of Parcels?** Yes **Appears on Tile(s)** G2

Parcel ID

R27-8-32

Size 7.9 acres **Geometry** Rough triangle. **Access** Located along Green Street. **Zoning** R1 **Utilities** Sewer main runs through it. **Proximity to Contamination** Two AULs are in a two thirds of a mile radius. **Proximity to Amenities** Heywood Hospital, Gardner High School, Gardner Veterans Arena, and Gardner Museum are within walking distance. **Neighboring Uses** R1.	**Environmental Constraints** Contains no wetlands or floodrisk areas. **Site Conditions** Vacant **ROW for Existing Rails** No **Status as Part of Urban Renewal Area/Special Districts** None **Part of a Cluster of Parcels?** No **Appears on Tile(s)** G2

Parcel ID

R27-9-1

Size 13.14 acres **Geometry** Irregular, largely angular shape, with small box-like protrusion. **Access** Access by Catherine Street, Grace Street, and Blanchard Street. **Zoning** R1 with some R3 **Utilities** Water and sewer mains run through it and along part of its frontage. **Proximity to Contamination** Nearest AUL is about three fifths of a mile away. **Proximity to Amenities** Contains part of Gardner High School. Adjacent to Marilene Stedman Playground. Heywood Hospital, Mount Wachusett Community College, Gardner District Court, and Dunn State Park are within walking distance. **Neighboring Uses** R1, R2, and R3.	**Environmental Constraints** Contains no wetlands or rivers, but is relatively close to a wetland and a river. **Site Conditions** High School **ROW for Existing Rails** No **Status as Part of Urban Renewal Area/Special Districts** None **Part of a Cluster of Parcels?** Yes **Appears on Tile(s)** G2

Parcel ID

R32-17-3

Size 0.66 acres **Geometry** Rough rectangle. **Access** Adjacent to parcels with access off Green Street. **Zoning** R2 **Utilities** None. **Proximity to Contamination** Nearest AUL is a little under a mile away. **Proximity to Amenities** Heywood Hospital and Mount Wachusett Community College, Gardner District Court, and Gardner High School are all within walking distance. **Neighboring Uses** R2.	**Environmental Constraints** Contains no wetlands or floodrisk areas, but is close to a lake, a floodrisk area, a pond, a river, and a wetland. **Site Conditions** Vacant **ROW for Existing Rails** No **Status as Part of Urban Renewal Area/Special Districts** None **Part of a Cluster of Parcels?** Yes **Appears on Tile(s)** D

Parcel ID

R32-22-3

Size 8.33 acres **Geometry** Thick, largely rectangular shape, with one short side fairly angled. **Access** Access off Green Street. **Zoning** R2 **Utilities** Water and sewer mains run near its frontage. **Proximity to Contamination** Nearest AUL is about three quarters of a mile away. **Proximity to Amenities** Heywood Hospital and Mount Wachusett Community College, and Gardner District Court are all within walking distance. **Neighboring Uses** R2.	**Environmental Constraints** Contains no wetlands or floodrisk areas, but is close to a lake, a floodrisk area, a pond, and a wetland. **Site Conditions** Outbuildings **ROW for Existing Rails** No **Status as Part of Urban Renewal Area/Special Districts** None **Part of a Cluster of Parcels?** Yes **Appears on Tile(s)** D

Parcel ID

R32-24-8

Size 37.73 acres **Geometry** Largely a rectangle with a right triangle along much of its longest side. **Access** Access off Matthews Street and Grace Street. **Zoning** R2 **Utilities** Water and sewer mains run along its frontage. Sewer mains run through part of it. **Proximity to Contamination** Two AULs are within a mile radius. **Proximity to Amenities** Contains part of Gardner High School. Adjacent to Marilene Stedman Playground. Heywood Hospital, Mount Wachusett Community College, and Gardner District Court are within walking distance. **Neighboring Uses** R1 and R2.	**Environmental Constraints** Contains substantial wetlands and floodrisk areas. A river runs through it. **Site Conditions** Vacant **ROW for Existing Rails** No **Status as Part of Urban Renewal Area/Special Districts** None **Part of a Cluster of Parcels?** Yes **Appears on Tile(s)** D, G2

Parcel ID

R37-1-3

Size 0.85 acres **Geometry** Rough rectangle. **Access** No direct access. Located near Route 140. **Zoning** R2 **Utilities** None. **Proximity to Contamination** Two AULs are within a two mile radius. **Proximity to Amenities** 140 Xing Bike Trail North Central Pathway is within walking distance. **Neighboring Uses** R2.	**Environmental Constraints** Located near significant wetlands and floodrisk areas. **Site Conditions** Vacant **ROW for Existing Rails** No **Status as Part of Urban Renewal Area/Special Districts** None **Part of a Cluster of Parcels?** Yes **Appears on Tile(s)** D

Parcel ID

R37-16-26

Size 176.39 acres **Geometry** Three shapes: A thick crescent with many angular and bumpy protrusions and indents and two roughly cone-like shapes. **Access** Access off Eaton Street and Green Street. **Zoning** R2 **Utilities** Sewer and water mains run along its frontage and through it. **Proximity to Contamination** Nearest AUL is about two thirds of a mile away. **Proximity to Amenities** Contains Gardner Municipal Golf Course. Heywood Hospital, Mount Wachusett Community College, Perley Brook hiking area, Ovila Case Playground, Crystal Lake Park and Cemetery, and a few businesses are within walking distance. **Neighboring Uses** R1 and R2.	**Environmental Constraints** Borders a lake. Contains some floodrisk areas, five rivers, three small ponds. **Site Conditions** Golf Course **ROW for Existing Rails** No **Status as Part of Urban Renewal Area/Special Districts** None **Part of a Cluster of Parcels?** Yes **Appears on Tile(s)** D, G2

Parcel ID

R37-16-27

Size 60.13 acres **Geometry** Thick, irregular shape, with two angular protrusions. **Access** Access off Eaton Street and Green Street. **Zoning** R2 **Utilities** Sewer main runs along its frontage. **Proximity to Contamination** Two AULs within a one and three quarter miles radius. **Proximity to Amenities** Gardner Municipal Golf Course, Mount Wachusett Community College, and a few businesses are within walking distance. **Neighboring Uses** R2.	**Environmental Constraints** Contains some wetlands, floodrisk areas, and a small pond. A river runs through it. **Site Conditions** Outbuildings **ROW for Existing Rails** No **Status as Part of Urban Renewal Area/Special Districts** None **Part of a Cluster of Parcels?** Yes **Appears on Tile(s)** D

Parcel ID

R37-21-1

Size 5.1 acres **Geometry** Roughly rectangular shape, but with one angled, larger side and one rounded corner on the other side. **Access** Access off Eaton Street. **Zoning** R2 **Utilities** A sewer main runs through it and along its frontage. **Proximity to Contamination** Nearest AUL is about one and a third mile away. **Proximity to Amenities** Contains Gardner Municipal Golf Course. Mount Wachusett Community College and a few businesses are within walking distance. **Neighboring Uses** R2.	**Environmental Constraints** Contains some wetlands and is near others. A river runs through it. **Site Conditions** Vacant **ROW for Existing Rails** No **Status as Part of Urban Renewal Area/Special Districts** None **Part of a Cluster of Parcels?** Yes **Appears on Tile(s)** D

Parcel ID

R37-4-24

Size 17.01 acres **Geometry** Two roughly cone-shaped, bent shapes. **Access** Located along Kelton Street and Route 140. **Zoning** R2 **Utilities** None. **Proximity to Contamination** Nearest AUL about one and seven tenths of a mile away (in Ashburnham). **Proximity to Amenities** Near Mount Wachusett Community College and a few businesses, but they are most accessible by car. **Neighboring Uses** R2.	**Environmental Constraints** Contains a substantial amount of wetlands and borders others. A river runs through it. **Site Conditions** Vacant **ROW for Existing Rails** No **Status as Part of Urban Renewal Area/Special Districts** None **Part of a Cluster of Parcels?** Yes **Appears on Tile(s)** D, E

Parcel ID

R37-8-19B

Size 0.96 acres **Geometry** Thin triangle. **Access** Access off Kelton Street. **Zoning** R2 **Utilities** None. **Proximity to Contamination** Nearest AUL is about one and four fifths of a mile away. **Proximity to Amenities** Near Mount Wachusett Community College and a few businesses, but they are most accessible by car. **Neighboring Uses** R2.	**Environmental Constraints** Contains no wetlands or floodrisk areas, but is near wetlands. **Site Conditions** Vacant **ROW for Existing Rails** No **Status as Part of Urban Renewal Area/Special Districts** None **Part of a Cluster of Parcels?** No **Appears on Tile(s)** D

Parcel ID

R37-9-21

Size 60.42 acres **Geometry** Roughly coat of arms shaped. **Access** Located along Stone Street, Kelton Street, and Route 140. **Zoning** R2 **Utilities** None. **Proximity to Contamination** Nearest AUL is about one and nine tenths of a mile away. **Proximity to Amenities** Not close to many amenities, besides natural spaces. **Neighboring Uses** R2.	**Environmental Constraints** Contains some wetlands and two rivers. Borders wetlands and floodrisk areas. **Site Conditions** Vacant **ROW for Existing Rails** No **Status as Part of Urban Renewal Area/Special Districts** None **Part of a Cluster of Parcels?** Yes **Appears on Tile(s)** D

Parcel ID

R42-1-10

Size 2.28 acres **Geometry** Trapezoid. **Access** Located along John Eaton Road. **Zoning** R2 **Utilities** None. **Proximity to Contamination** Nearest AUL is about two and a third miles away (in Ashburnham). **Proximity to Amenities** Relatively near 140 Xing Bike Trail North Central Pathway. **Neighboring Uses** R2.	**Environmental Constraints** Contains no wetlands or floodrisk areas. Is relatively near a wetland. **Site Conditions** Vacant **ROW for Existing Rails** No **Status as Part of Urban Renewal Area/Special Districts** None **Part of a Cluster of Parcels?** No **Appears on Tile(s)** B

Parcel ID

R42-12-13

Size 2.18 acres **Geometry** Rough trapezoid shape, with one side bent in. **Access** Located along Stone Street. **Zoning** R2 **Utilities** None. **Proximity to Contamination** Nearest AUL is two and a fifth of a mile away (in Ashburnham). **Proximity to Amenities** Not close to many amenities, besides natural spaces. **Neighboring Uses** R2.	**Environmental Constraints** Contains no wetlands or floodrisk areas, but is relatively near both. **Site Conditions** Vacant **ROW for Existing Rails** No **Status as Part of Urban Renewal Area/Special Districts** None **Part of a Cluster of Parcels?** Yes **Appears on Tile(s)** D

Parcel ID

R42-13-12

Size 81.06 acres **Geometry** Rough trapezoid shape. **Access** Located along Stone Street, Wheeler Street, and Kelton Street. **Zoning** R2 **Utilities** None. **Proximity to Contamination** Nearest AUL is about two miles away (in Ashburnham). **Proximity to Amenities** Contains Crowse Pond. Not close to many amenities, besides natural spaces. **Neighboring Uses** R2.	**Environmental Constraints** Contains a lake and substantial floodrisk areas and wetlands. Borders signficant floodrisk areas and wetlands. **Site Conditions** Vacant **ROW for Existing Rails** No **Status as Part of Urban Renewal Area/Special Districts** None **Part of a Cluster of Parcels?** Yes **Appears on Tile(s)** B, D

Parcel ID

R42-17-15

Size 6.25 acres **Geometry** Rough cone-like shape. **Access** Located along Wheeler Street and Stone Street. **Zoning** R2 **Utilities** None. **Proximity to Contamination** Nearest AUL is about two and a tenth of a mile away (in Ashburnham). **Proximity to Amenities** Not close to many amenities, besides natural spaces. **Neighboring Uses** R2.	**Environmental Constraints** Contains substantial wetlands and floodrisk areas. Borders significant wetlands and floodrisk areas. A river runs through it. **Site Conditions** Vacant **ROW for Existing Rails** No **Status as Part of Urban Renewal Area/Special Districts** None **Part of a Cluster of Parcels?** Yes **Appears on Tile(s)** D

Parcel ID

R42-17-16

Size 15.52 acres **Geometry** One large shape resemblying two triangles next to each other. **Access** Located along Wheeler Street and Stone Street. **Zoning** R2 **Utilities** None. **Proximity to Contamination** Nearest AUL is a little under two miles away (in Ashburnham). **Proximity to Amenities** Not close to many amenities, besides natural spaces. **Neighboring Uses** R2.	**Environmental Constraints** Contains some wetlands and floodrisk areas. Borders signficant areas of both. A river runs through it (bisecting it into two). **Site Conditions** Vacant **ROW for Existing Rails** No **Status as Part of Urban Renewal Area/Special Districts** None **Part of a Cluster of Parcels?** Yes **Appears on Tile(s)** D

Parcel ID

R42-17-18

Size 0.74 acres **Geometry** Hexagon. **Access** Located along Wheeler Street. **Zoning** R2 **Utilities** None. **Proximity to Contamination** Three AULs within a two and one third of a mile radius (one in Ashburnham). **Proximity to Amenities** Not close to many amenities, besides natural spaces. **Neighboring Uses** R2.	**Environmental Constraints** Contains substantial floodrisk areas. Borders signficant wetlands and floodrisk areas. A river runs through it. **Site Conditions** Vacant **ROW for Existing Rails** No **Status as Part of Urban Renewal Area/Special Districts** None **Part of a Cluster of Parcels?** Yes **Appears on Tile(s)** D

Parcel ID

R42-17-4

Size 6.06 acres **Geometry** Thin, long, irregular shape, with rounded and angular bends. **Access** Located along Stone Street. **Zoning** R2 **Utilities** None. **Proximity to Contamination** Two AULs within a two mile radius. **Proximity to Amenities** Not close to many amenities, besides natural spaces. **Neighboring Uses** R2.	**Environmental Constraints** Contains substantial floodrisk areas and wetlands. Borders significant areas of both. A river runs through it. **Site Conditions** Vacant **ROW for Existing Rails** No **Status as Part of Urban Renewal Area/Special Districts** None **Part of a Cluster of Parcels?** Yes **Appears on Tile(s)** D

Parcel ID

R42-19-20

Size 62.28 acres **Geometry** Irregular, thick, long shape, with mostly angular corners and one slightly curving side. **Access** Located along Raymond Street and Kelton Street. **Zoning** R2 **Utilities** None. **Proximity to Contamination** Nearest AUL is in about one and three quarters of a mile away (in Ashburnham). **Proximity to Amenities** Royal Ranger Camp is within walking distance, though it may be best accessed by car. **Neighboring Uses** R2.	**Environmental Constraints** Contains substantial wetland areas. Borders areas with significant floodrisks and wetlands. A river runs through it. **Site Conditions** Vacant **ROW for Existing Rails** No **Status as Part of Urban Renewal Area/Special Districts** None **Part of a Cluster of Parcels?** Yes **Appears on Tile(s)** B, D

Parcel ID

R42-21-4B

Size 2.12 acres **Geometry** Trapezoid-like shape, but with a significant angular bend in its longest side and a rectangular protrusion near its shorter side. **Access** Adjacent to a parcel located along Route 140. **Zoning** R2 **Utilities** None. **Proximity to Contamination** Two AULs within a roughly two mile radius. **Proximity to Amenities** Not close to many amenities, besides natural spaces. Fairly close to 140 Xing Bike Trail North Central Pathway. **Neighboring Uses** R2.	**Environmental Constraints** Contains substantial wetlands, floodrisk areas, and a small pond. Borders areas with significant floodrisks and wetlands. A river runs through it. **Site Conditions** Vacant **ROW for Existing Rails** No **Status as Part of Urban Renewal Area/Special Districts** None **Part of a Cluster of Parcels?** Yes **Appears on Tile(s)** D

Parcel ID

R42-2-2G

Size 7.83 acres **Geometry** Largely triangular shape, with many angular protusions and indents. **Access** Located along John Eaton Road and Stone Street. **Zoning** R2 **Utilities** None. **Proximity to Contamination** Nearest AUL is about two and a third miles away (in Ashburnham). **Proximity to Amenities** Relatively near 140 Xing Bike Trail North Central Pathway. **Neighboring Uses** R2.	**Environmental Constraints** Contains no wetlands or floodrisk areas, but is relatively near wetlands. **Site Conditions** Vacant **ROW for Existing Rails** No **Status as Part of Urban Renewal Area/Special Districts** None **Part of a Cluster of Parcels?** No **Appears on Tile(s)** B

Parcel ID

R42-9-19

Size 3.98 acres **Geometry** Triangle. **Access** Located along Kelton Street. **Zoning** R2 **Utilities** None. **Proximity to Contamination** Nearest AUL is about a mile and nine-tenths of a mile away (in Ashburnham). **Proximity to Amenities** Fairly close to Royal Ranger Camp, though Kelton Street does not lead directly to it. **Neighboring Uses** R2.	**Environmental Constraints** Contains a very small amount of wetlands, but borders substantial wetlands and floodrisk areas. **Site Conditions** Vacant **ROW for Existing Rails** No **Status as Part of Urban Renewal Area/Special Districts** None **Part of a Cluster of Parcels?** No **Appears on Tile(s)** B, D

Parcel ID

R47-14-5

Size 105.36 acres **Geometry** Rectangle. **Access** Located along Stone Street. **Zoning** R2 **Utilities** None. **Proximity to Contamination** Nearest AUL is almost two miles away (in Ashburnham). **Proximity to Amenities** Not close to many amenities, besides natural spaces. **Neighboring Uses** R2.	**Environmental Constraints** Contains substantial wetlands and floodrisk areas. Borders significant areas of both. Two rivers run through it (one of which forks into two). **Site Conditions** Vacant **ROW for Existing Rails** No **Status as Part of Urban Renewal Area/Special Districts** None **Part of a Cluster of Parcels?** Yes **Appears on Tile(s)** B

Parcel ID

R47-4-4

Size 20.9 acres **Geometry** Dog tooth-like shape. **Access** Adjacent to parcels located along Stone Street. **Zoning** R2 **Utilities** None. **Proximity to Contamination** Nearest AUL is about one and a tenth of a mile away (in Ashburnham). **Proximity to Amenities** Not close to many amenities, besides natural spaces. **Neighboring Uses** R2.	**Environmental Constraints** Contains no wetlands or floodrisk areas, but is bisected by a river. **Site Conditions** Vacant **ROW for Existing Rails** No **Status as Part of Urban Renewal Area/Special Districts** None **Part of a Cluster of Parcels?** Yes **Appears on Tile(s)** B

Parcel ID

R47-5-6

Size 131.43 acres **Geometry** Irregular shape, which gets progressively larger along a straight, long side, before dropping near a box-like protrusion. **Access** Located along Kelton Street. **Zoning** R2 **Utilities** None. **Proximity to Contamination** Nearest AUL is about one and two thirds of a mile away (in Ashburnham). **Proximity to Amenities** Royal Ranger Camp, Camp Collier, and Mass Audubon's Lake Wampanoag Wildlife Sanctuary are within close driving range. **Neighboring Uses** R2.	**Environmental Constraints** Contains some wetlands and floodrisk areas. Borders signficant areas of both. Two rivers run through it (one of which forks off into two). **Site Conditions** Vacant **ROW for Existing Rails** No **Status as Part of Urban Renewal Area/Special Districts** None **Part of a Cluster of Parcels?** Yes **Appears on Tile(s)** B

Parcel ID

R47-7-4

Size 61.78 acres **Geometry** Irregular shape, with angular and bumpy indents. **Access** Located along Stone Street. **Zoning** R2 **Utilities** None. **Proximity to Contamination** Nearest AUL is about two and two fifth miles away (in Ashburnham). **Proximity to Amenities** Not close to many amenities, besides natural spaces. **Neighboring Uses** R2 and Winchendon Border.	**Environmental Constraints** Contains substantial wetlands and floodrisk areas. Borders significant areas of both. A river flows through it which forks off into two. **Site Conditions** Vacant **ROW for Existing Rails** No **Status as Part of Urban Renewal Area/Special Districts** None **Part of a Cluster of Parcels?** Yes **Appears on Tile(s)** B

Parcel ID

R52-22-3

Size 47.86 acres **Geometry** Irregular shape with various bumpy and angular indents and curves. **Access** Located along Stone Street. **Zoning** R2 **Utilities** None. **Proximity to Contamination** Nearest AUL is about two and a third miles away (in Ashburnham). **Proximity to Amenities** Not close to many amenities, besides natural spaces. **Neighboring Uses** R2 and Winchendon and Ashburnham Borders.	**Environmental Constraints** Contains some wetlands and a substantial floodrisk area. Borders significant areas of both. A river runs through it. **Site Conditions** Vacant **ROW for Existing Rails** No **Status as Part of Urban Renewal Area/Special Districts** None **Part of a Cluster of Parcels?** Yes **Appears on Tile(s)** B

Parcel ID

R52-24-2

Size 37.22 acres **Geometry** Rough trapezoid shape, with some irregular bends in its sides. **Access** Adjacent to a parcel located along Stone Street. **Zoning** R2 **Utilities** None. **Proximity to Contamination** Nearest AUL is about two miles away (in Ashburnham). **Proximity to Amenities** Not close to many amenities, besides natural spaces. **Neighboring Uses** R2 and Ashburnham Border.	**Environmental Constraints** Contains a substantial floodrisk area. A river runs through it. **Site Conditions** Vacant **ROW for Existing Rails** No **Status as Part of Urban Renewal Area/Special Districts** None **Part of a Cluster of Parcels?** Yes **Appears on Tile(s)** B

Parcel ID

W07-22-4

Size 0.38 acres **Geometry** Rough rectangle. **Access** Near to Whitney Street. **Zoning** R1/R2 **Utilities** None. **Proximity to Contamination** Two AULs within a one and a quarter mile radius. **Proximity to Amenities** Not close to many amenities, besides natural spaces. **Neighboring Uses** R1, R2, and Westminster Border.	**Environmental Constraints** Contains no floodrisk area or wetlands, but is relatively near a reservoir. **Site Conditions** Vacant **ROW for Existing Rails** No **Status as Part of Urban Renewal Area/Special Districts** None **Part of a Cluster of Parcels?** No **Appears on Tile(s)** J

Parcel ID

W12-10-4

Size 1.37 acres **Geometry** Thin trapezoid. **Access** No direct access. **Zoning** R2 **Utilities** None. **Proximity to Contamination** Two AULs within a mile radius. **Proximity to Amenities** Close to a few businesses, but surrounded by wetlands. **Neighboring Uses** R2 and Westminster Border.	**Environmental Constraints** Contains all wetlands and mostly floodrisk areas. Is bordered by significant areas of both. **Site Conditions** Vacant **ROW for Existing Rails** No **Status as Part of Urban Renewal Area/Special Districts** None **Part of a Cluster of Parcels?** No **Appears on Tile(s)** J

Parcel ID

W12-11-22

Size 0.13 acres **Geometry** Long rectangle with bended edge. **Access** Access off Newton Street. **Zoning** I1 **Utilities** Water and sewer mains run along its frontage. **Proximity to Contamination** Three AULs within a half mile radius. **Proximity to Amenities** Surrounded by several businesses. **Neighboring Uses** I1, R1, and C2.	**Environmental Constraints** Contains no wetlands or floodrisk areas, but is close to both and a river. **Site Conditions** Vacant **ROW for Existing Rails** No **Status as Part of Urban Renewal Area/Special Districts** None **Part of a Cluster of Parcels?** No **Appears on Tile(s)** J

Parcel ID

W12-12-10

Size 3.15 acres **Geometry** Rough rectangle. **Access** Located along Route 2A/E Broadway. **Zoning** I1/C2 **Utilities** Water and sewer mains run along its frontage. **Proximity to Contamination** Two AULs within a half mile radius. **Proximity to Amenities** Several businesses are within walking distance. **Neighboring Uses** I1 and C2.	**Environmental Constraints** Contains mostly wetlands and floodrisk areas. Borders significant areas of both. A river runs through it. **Site Conditions** Vacant **ROW for Existing Rails** No **Status as Part of Urban Renewal Area/Special Districts** None **Part of a Cluster of Parcels?** No **Appears on Tile(s)** J

Parcel ID

W12-13-1

Size 4.55 acres **Geometry** Rough cone. **Access** Located along Route 2A/E Broadway. **Zoning** R1 **Utilities** None. **Proximity to Contamination** Two AULs within about three quarters of a mile away. **Proximity to Amenities** A few businesses are within walking distance, though driving may be the safest approach. **Neighboring Uses** R1 and Westminster Border.	**Environmental Constraints** Contains mostly wetlands and floodrisk areas. Borders significant areas of both. **Site Conditions** Vacant **ROW for Existing Rails** No **Status as Part of Urban Renewal Area/Special Districts** None **Part of a Cluster of Parcels?** No **Appears on Tile(s)** J

Parcel ID

W12-13-2

Size 7.76 acres **Geometry** Triangle. **Access** Located along Route 2A/E Broadway. **Zoning** R1 **Utilities** None. **Proximity to Contamination** Two AULs within about two thirds of a mile away. **Proximity to Amenities** A few businesses are within walking distance, though driving may be the safest approach. **Neighboring Uses** R1 (I1 nearby).	**Environmental Constraints** Contains mostly wetlands and floodrisk areas. Borders significant areas of both. **Site Conditions** Vacant **ROW for Existing Rails** No **Status as Part of Urban Renewal Area/Special Districts** None **Part of a Cluster of Parcels?** No **Appears on Tile(s)** J

Parcel ID

W17-2-2

Size 7.51 acres **Geometry** Largely a trapezoid, but with one very bumpy long side. **Access** No direct access. **Zoning** R2 (a little R1) **Utilities** None. **Proximity to Contamination** Nearest AUL is about two thirds of a mile away. **Proximity to Amenities** Near some businesses, but surrounded by wetlands. **Neighboring Uses** R1 and R2.	**Environmental Constraints** Contains mostly wetlands and substantial floodrisk areas. Borders significant areas of both. **Site Conditions** Vacant **ROW for Existing Rails** No **Status as Part of Urban Renewal Area/Special Districts** None **Part of a Cluster of Parcels?** No **Appears on Tile(s)** H

Parcel ID

W17-6-1

Size 1.25 acres **Geometry** Rough triangle. **Access** No direct access. **Zoning** R1 **Utilities** None. **Proximity to Contamination** Nearest AUL is almost a third of a mile away. **Proximity to Amenities** Near some businesses. Surrounded mostly by wetlands and train tracks. **Neighboring Uses** R1 and State Route 2 (C2 and R2 nearby).	**Environmental Constraints** Contains substantial wetlands. Borders significant wetlands and floodrisk areas. **Site Conditions** Vacant **ROW for Existing Rails** Borders the Boston and Maine Railroad, which is an ROW zone. **Status as Part of Urban Renewal Area/Special Districts** None **Part of a Cluster of Parcels?** No **Appears on Tile(s)** G4, H

Parcel ID

W22-14-32

Size 2.23 acres **Geometry** Triangle. **Access** Located along Betty Spring Road and Willis Road. **Zoning** R2 **Utilities** A sewer main runs along its frontage. **Proximity to Contamination** Nearest AUL is in about one and a fifth mile away. **Proximity to Amenities** Not close to many amenities, besides natural spaces. **Neighboring Uses** R2.	**Environmental Constraints** Contains no wetlands or floodrisk areas. **Site Conditions** Vacant **ROW for Existing Rails** No **Status as Part of Urban Renewal Area/Special Districts** None **Part of a Cluster of Parcels?** No **Appears on Tile(s)** H

Parcel ID

W22-4-7

Size 6.84 acres **Geometry** Irregular shape, with many angular protrusions in different directions. **Access** No direct access. **Zoning** R2 **Utilities** Water and sewer mains run through it. **Proximity to Contamination** Two AULs within a one and a fifth mile away. **Proximity to Amenities** Near Dunn Pond Park and Forest and a few businesses. **Neighboring Uses** R2.	**Environmental Constraints** Contains some wetlands, but is close to other wetlands and floodrisk areas. A river runs through it. **Site Conditions** Vacant **ROW for Existing Rails** No **Status as Part of Urban Renewal Area/Special Districts** None **Part of a Cluster of Parcels?** No **Appears on Tile(s)** H

Parcel ID

W22-8-1

Size 0.25 acres **Geometry** Thick rectangle. **Access** Located along Betty Spring Road. **Zoning** R2 **Utilities** Water and sewer mains run along its frontage. **Proximity to Contamination** Nearest AUL is a little over a mile away. **Proximity to Amenities** A few businesses are within walking distance. **Neighboring Uses** R2.	**Environmental Constraints** Contains substantial floodrisk area. Two rivers run through it. **Site Conditions** Vacant **ROW for Existing Rails** No **Status as Part of Urban Renewal Area/Special Districts** None **Part of a Cluster of Parcels?** No **Appears on Tile(s)** H

Parcel ID

W22-8-2

Size 0.13 acres **Geometry** Roughly a rectangle, but with one corner rounded and stretched out slightly. **Access** Located along Betty Spring Road and Foster Court. **Zoning** R2 **Utilities** Water and sewer mains run along its frontage. **Proximity to Contamination** Nearest AUL is about one and a tenth mile away. **Proximity to Amenities** A few businesses are within walking distance. **Neighboring Uses** R2.	**Environmental Constraints** Contains no wetlands or floodrisk areas, but is relatively close to both and a river runs through it. **Site Conditions** Vacant **ROW for Existing Rails** No **Status as Part of Urban Renewal Area/Special Districts** None **Part of a Cluster of Parcels?** No **Appears on Tile(s)** H

Parcel ID

W22-8-29A

Size 0.16 acres **Geometry** Rough square. **Access** Located along Betty Spring Road. **Zoning** R2 **Utilities** Water and sewer mains run along its frontage. **Proximity to Contamination** Nearest AUL is a little under one and a tenth mile away. **Proximity to Amenities** A few businesses are within walking distance. **Neighboring Uses** R2.	**Environmental Constraints** Contains no wetlands or floodrisk areas, but is relatively close to both and a river runs through it. **Site Conditions** Vacant **ROW for Existing Rails** No **Status as Part of Urban Renewal Area/Special Districts** None **Part of a Cluster of Parcels?** No **Appears on Tile(s)** H

Parcel ID

W22-8-3

Size 0.24 acres **Geometry** Roughly a trapezoid, but with one side rounded out. **Access** Located along Betty Spring Road and Foster Court. **Zoning** R2 **Utilities** Water and sewer mains run along its frontage. **Proximity to Contamination** Nearest AUL is about one and a tenth mile away. **Proximity to Amenities** A few businesses are within walking distance. **Neighboring Uses** R2.	**Environmental Constraints** Contains a river and wetland. Borders more wetland. **Site Conditions** Vacant **ROW for Existing Rails** No **Status as Part of Urban Renewal Area/Special Districts** None **Part of a Cluster of Parcels?** No **Appears on Tile(s)** H

Parcel ID

W22-9-8

Size 0.19 acres **Geometry** Roughly an "L" shape. **Access** No direct access. **Zoning** R2 **Utilities** None. **Proximity to Contamination** Four AULs within about one and a quarter of a mile radius. **Proximity to Amenities** A few businesses are within walking distance. **Neighboring Uses** R2.	**Environmental Constraints** Contains no wetlands or floodrisk areas, but is relatively close to a wetland. **Site Conditions** Vacant **ROW for Existing Rails** No **Status as Part of Urban Renewal Area/Special Districts** None **Part of a Cluster of Parcels?** No **Appears on Tile(s)** H

Parcel ID

W27-11-1

Size 11.29 acres **Geometry** Irregular, angular shape, with one thin, rectangular protrusion. **Access** Access off Ridgewood Lane. Adjacent to a parcel with access off Grace Street and Route 101/Pearl Street. **Zoning** R2 (a little R1) **Utilities** A water main runs through it. **Proximity to Contamination** Two AULs within a mile radius. **Proximity to Amenities** Gardner High School and Dunn State Park are within walking distance. **Neighboring Uses** R1, R2, and R3.	**Environmental Constraints** Contains some wetlands and a substantial floodrisk area. Borders substantial areas of both. A river runs through it. **Site Conditions** Vacant **ROW for Existing Rails** No **Status as Part of Urban Renewal Area/Special Districts** None **Part of a Cluster of Parcels?** Yes **Appears on Tile(s)** G2, H

Parcel ID

W27-1-11

Size 1.40 acres **Geometry** Thin rough rectangle. **Access** Access off Grace Street and Route 101/Pearl Street. **Zoning** R2 **Utilities** Water and sewer mains run along a small part of its frontage. **Proximity to Contamination** Nearest AUL about a mile away. **Proximity to Amenities** Gardner High School and Dunn State Park are within walking distance. **Neighboring Uses** R2.	**Environmental Constraints** Contains no wetlands or floodrisk areas, but is relatively close to both and a river. **Site Conditions** Vacant **ROW for Existing Rails** No **Status as Part of Urban Renewal Area/Special Districts** None **Part of a Cluster of Parcels?** Yes **Appears on Tile(s)** H

Parcel ID

W27-11-2

Size 5.43 acres **Geometry** Trapezoid, with additional trapezoid-like protrusion extending from one of its sharpest corners. **Access** Along Route 101/Pearl Street. Near Ridgewood Lane. Adjacent to a parcel with access off Ridgewood Lane. **Zoning** R1/R2 **Utilities** Water and sewer mains run along its frontage. **Proximity to Contamination** Two AULs around four fifths of a mile away. **Proximity to Amenities** Gardner High School and Dunn State Park are within walking distance. **Neighboring Uses** R1, R2, and R3.	**Environmental Constraints** Contains substantial wetland and floodrisk areas. A river runs through it. **Site Conditions** Vacant **ROW for Existing Rails** No **Status as Part of Urban Renewal Area/Special Districts** None **Part of a Cluster of Parcels?** Yes **Appears on Tile(s)** H

Parcel ID

W27-11-3

Size 17.34 acres **Geometry** Two shapes: A thin, long trapezoid and an irregular shape that starts from a trapezoid-like base and has a thick protrusion with several angular indents. **Access** Access off Grace Street and Route 101/Pearl Street. **Zoning** R1/R2 (a little R3) **Utilities** A water main runs through it. A sewer main runs along part of its frontage. **Proximity to Contamination** Two AULs a little under a mile away. **Proximity to Amenities** Gardner High School and Dunn State Park are within walking distance. **Neighboring Uses** R1, R2, and R3.	**Environmental Constraints** Contains small amounts of wetlands and floodrisk areas, but borders substantial areas of both. A river runs through it. **Site Conditions** Elementary School **ROW for Existing Rails** No **Status as Part of Urban Renewal Area/Special Districts** None **Part of a Cluster of Parcels?** Yes **Appears on Tile(s)** H

Parcel ID

W27-19-5

Size 26.99 acres **Geometry** Thick irregular shape, with two, small, rectangular protrusions and a very large rectangular indent. **Access** Located along Chapel Street and Smith Street. **Zoning** R1/R2 **Utilities** Water and sewer mains run along small parts of its frontage. **Proximity to Contamination** Three AULs around a mile and a third away. **Proximity to Amenities** Contains Dunn Pond Park and Forest. Dunn State Park and High Ridge Wildlife Management Area are within walking distance. **Neighboring Uses** R1 and R2.	**Environmental Constraints** Contains substantial wetlands and some floodrisk areas. Borders significant areas of both. A river runs through it. **Site Conditions** Vacant **ROW for Existing Rails** No **Status as Part of Urban Renewal Area/Special Districts** None **Part of a Cluster of Parcels?** No **Appears on Tile(s)** H

Parcel ID

W27-20-4

Size 8.1 acres **Geometry** Rough kite shape. **Access** Located along Willis Road. **Zoning** R2 **Utilities** Sewer main runs through parcel. **Proximity to Contamination** Three AULs within a one and a three quarters of a mile radius. **Proximity to Amenities** Dunn Pond Park and Forest is within walking distance. **Neighboring Uses** R2 (R1 nearby).	**Environmental Constraints** Near wetlands. **Site Conditions** Vacant **ROW for Existing Rails** No **Status as Part of Urban Renewal Area/Special Districts** None **Part of a Cluster of Parcels?** No **Appears on Tile(s)** H

Parcel ID

W27-21-3

Size 0.48 acres **Geometry** Rough trapezoid. **Access** Located along Betty Spring Road. **Zoning** R1 **Utilities** Water and sewer mains run across its frontage. **Proximity to Contamination** Three AULs within a four fifths of a mile radius. **Proximity to Amenities** Dunn State Park is within walking distance. **Neighboring Uses** R1	**Environmental Constraints** Contains no wetlands or floodrisk areas, but is relatively close to a lake and floodrisk area. **Site Conditions** Vacant **ROW for Existing Rails** No **Status as Part of Urban Renewal Area/Special Districts** None **Part of a Cluster of Parcels?** No **Appears on Tile(s)** H

Parcel ID

W27-24-8

Size 0.58 acres **Geometry** Rough rectangle. **Access** Adjacent to parcel located along Chapel Street and Smith Street. **Zoning** R2 **Utilities** None. **Proximity to Contamination** Three AULs within a one and a third mile radius. **Proximity to Amenities** Adjacent to Dunn Pond Park and Forest. Near Dunn State Park, but separated by wetlands. **Neighboring Uses** R2	**Environmental Constraints** Contains some floodrisk area. It is near signficant floodrisk areas and wetlands. **Site Conditions** Vacant **ROW for Existing Rails** No **Status as Part of Urban Renewal Area/Special Districts** None **Part of a Cluster of Parcels?** No **Appears on Tile(s)** H

Parcel ID

W32-19-1

Size 0.51 acres **Geometry** Triangle. **Access** Acess off Pearl Street. **Zoning** R1 **Utilities** Close to a water service line. Water and sewer mains run along its frontage. **Proximity to Contamination** Nearest AUL is a little under one and three quarters of a mile away. **Proximity to Amenities** A church and a few businesses are in walking distance. **Neighboring Uses** R1 (R2 nearby).	**Environmental Constraints** Contains no floodrisk areas or wetlands. **Site Conditions** Vacant **ROW for Existing Rails** No **Status as Part of Urban Renewal Area/Special Districts** None **Part of a Cluster of Parcels?** No **Appears on Tile(s)** E

Parcel ID

W37-22-3

Size 1.94 acres **Geometry** Triangle. **Access** Located along Matthews Street. **Zoning** R2 **Utilities** None. **Proximity to Contamination** Nearest AUL is about a mile and a half away (in Ashburnham). **Proximity to Amenities** A few businesses and a church are in walking distance. **Neighboring Uses** R2.	**Environmental Constraints** Contains no wetlands, but is relatively close to both and a river. **Site Conditions** Vacant **ROW for Existing Rails** No **Status as Part of Urban Renewal Area/Special Districts** None **Part of a Cluster of Parcels?** No **Appears on Tile(s)** E

Parcel ID

W37-2-23

Size 73.39 acres **Geometry** Irregular shape, with various angular and bumpy sides. **Access** Located along Raymond Street and Route 140. **Zoning** R2 **Utilities** None. **Proximity to Contamination** Nearest AUL is about a mile and a half away (in Ashburnham). **Proximity to Amenities** Not close to many amenities, besides natural spaces. **Neighboring Uses** R2.	**Environmental Constraints** Contains substantial welands and floodrisk areas. Borders significant areas of both. Two rivers flow through it. **Site Conditions** Vacant **ROW for Existing Rails** No **Status as Part of Urban Renewal Area/Special Districts** None **Part of a Cluster of Parcels?** Yes **Appears on Tile(s)** D, E

Parcel ID

W37-23-1

Size 22.22 acres **Geometry** Trapezoid, with square taken out of longest side. Triangle across the street too. **Access** Access off Old Matthews Street. Part of the parcel located along Matthews Street. **Zoning** R2 **Utilities** A water main runs through it. **Proximity to Contamination** Nearest AUL is a little under one and a third miles away (in Ashburnham). **Proximity to Amenities** A few businesses and a church are in walking distance. **Neighboring Uses** R2.	**Environmental Constraints** Contains some wetlands, but is close to more wetlands and a river. **Site Conditions** Vacant **ROW for Existing Rails** No **Status as Part of Urban Renewal Area/Special Districts** None **Part of a Cluster of Parcels?** No **Appears on Tile(s)** E

Parcel ID

W37-23-4A

Size 0.72 acres **Geometry** Rectangle. **Access** Adjacent to parcel with access off Old Matthews Street. **Zoning** R2 **Utilities** A water main runs through it. **Proximity to Contamination** Nearest AUL is about one and a third miles away (in Ashburnham). **Proximity to Amenities** A few businesses and a church are in walking distance, but not connected by a trail or road. **Neighboring Uses** R2.	**Environmental Constraints** Contains no wetlands or floodrisk areas. **Site Conditions** Outbuildings **ROW for Existing Rails** No **Status as Part of Urban Renewal Area/Special Districts** None **Part of a Cluster of Parcels?** No **Appears on Tile(s)** E

Parcel ID

W47-21-1

Size 50.1 acres **Geometry** Long, irregular shape, with various, gradual indents. **Access** Located along Kelton Street. **Zoning** R2 **Utilities** None. **Proximity to Contamination** Nearest AUL is about one and a third miles away (in Ashburnham). **Proximity to Amenities** Near Royal Ranger Camp, Camp Collier, and Mass Audubon's Lake Wampanoag Wildlife Sanctuary. **Neighboring Uses** R2.	**Environmental Constraints** Contains substantial wetlands, floodrisk areas, and part of a lake. Borders other substantial floodrisk and wetland areas. **Site Conditions** Vacant **ROW for Existing Rails** No **Status as Part of Urban Renewal Area/Special Districts** None **Part of a Cluster of Parcels?** Yes **Appears on Tile(s)** B

Parcel ID

X17-2-5

Size 0.31 acres **Geometry** Rough trapezoid. **Access** Located along Carlson Lane. Adjacent to property located along Betty Spring Road and Carlson Lane. **Zoning** R2 **Utilities** Water and sewer mains run along its frontage. **Proximity to Contamination** Four AULs within a one and three quarters of a mile radius. **Proximity to Amenities** MWCC Automotive Technology Center, a hotel, and a few other businesses are within walking distance. **Neighboring Uses** R2.	**Environmental Constraints** Contains no weltands or floodrisk areas. **Site Conditions** Vacant **ROW for Existing Rails** No **Status as Part of Urban Renewal Area/Special Districts** None **Part of a Cluster of Parcels?** No **Appears on Tile(s)** H

Parcel ID

X22-17-3A

Size 7.9 acres **Geometry** Irregular, angular shape with three thin, angular protrusions extending from one side at different lengths. **Access** Located along Betty Spring Road and Carlson Lane. **Zoning** R2 **Utilities** Water and sewer mains run near its frontage. **Proximity to Contamination** Four AULs within a one and three quarters of a mile radius. **Proximity to Amenities** MWCC Automotive Technology Center, a hotel, and a few other businesses are within walking distance. **Neighboring Uses** R2 (I2 nearby).	**Environmental Constraints** Contains no wetlands or floodrisk areas, but relatively close to a wetland. **Site Conditions** Vacant **ROW for Existing Rails** No **Status as Part of Urban Renewal Area/Special Districts** None **Part of a Cluster of Parcels?** No **Appears on Tile(s)** H

City of Gardner - ***Executive Department***

Mayor Michael J. Nicholson

June 4, 2026

Hon. George C. Tyros, Council President
And City Councilors
Gardner City Hall, Rm 121
95 Pleasant Street
Gardner, MA 01440

RE: An Order Transferring $100,000.00 from Department of Public Works Maintenance Crew Salary and Wages to Department of Public Works Repairs and Maintenance Expense Account.

Dear Mr. President and Councilors,

With the end of the fiscal year coming soon, the Director of Public Works is requesting the attached transfer be put forward to cover overages in the Repairs and Maintenance Account in the Department of Public Works budget.

Respectfully Submitted,

Michael J. Nicholson
Mayor, City of Gardner

AN ORDER TRANSFERRING $100,000.00 FROM DEPARTMENT OF PUBLIC WORKS MAINTENANCE CREW SALARY AND WAGES TO DEPARTMENT OF PUBLIC WORKS REAPAIRS AND MAINTENANCE EXPENSE ACCOUNT

ORDERED:

That the sum of one hundred thousand dollars and no cents ($100,000.00) be transferred from the Department of Public Works Maintenance Crew Salary and Wage account (14421-51013) to Department of Public Works Repairs and Maintenance Expense Account (14421-52030).

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

June 1, 2026

Dear Mayor Nicholson:

The Department of Public Works has had 6+ vacancies consistently throughout Fiscal Year 2026. Because of these vacancies, we have a large amount of funds remaining in the Maintenance Crew Salary and Wages line item. I am requesting the City to transfer from the Salary Account to the Operating Budget to offset deficits mainly tied to the increase in the cost of repairs to our aging fleet. This action requires City Council approval.

The Department of Public Works is requesting a transfer of **$100,000** from the **Maintenance Crew Salary and Wages** line item **(14421-51013)** to the **Repairs and Maintenance** line item **(14421-52030).**

This line item currently has a deficit of almost $85,000. Although a spending freeze was implemented, repairs were still required on the equipment in order to maintain service to the City during the winter months.

It is anticipated there will be a shortfall in Vehicle Fuel, however this deficit should be able to be covered by transferring between operational line items within the Department of Public Works budget.

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

Sincerely

Dane E. Arnold, Director
Department of Public Works

Pc: Public Service Committee
Karen Butler, City Auditor

City of Gardner - ***Executive Department***

Mayor Michael J. Nicholson

June 4, 2026

Hon. George C. Tyros, Council President
And City Councilors
Gardner City Hall, Rm 121
95 Pleasant Street
Gardner, MA 01440

RE: An Order Transferring $40,470.00 from Sewer Retained Earnings (Surplus) to Department of Public Works New Equipment Expense Account

Dear Mr. President and Councilors,

As you are aware, Massachusetts General Laws as well as the Emerson case of the Massachusetts Supreme Judicial Court require the City to retain a full and completely separate accounting for all enterprise accounts and funds are not allowed to be mixed with taxpayer funded accounts. This is because not all taxpayers receive the services provided by enterprise departments. For example, someone whose property has a well and septic system still pays property taxes but does not pay into the water or sewer enterprise accounts.

This attached appropriation is related to the Sewer Department purchasing sand from the DPW gravel bank. This must be treated as a sale, due to the aforementioned statutes and regulations. The money from this sale will be used to offset the cost of purchasing equipment for the DPW

Respectfully Submitted,

Michael J. Nicholson
Mayor, City of Gardner

AN ORDER APPROPRIATING $40,470.00 FROM SEWER ENTERPRISE RETAINED EARNINGS TO DEPARTMENT OF PUBLIC WORKS NEW EQUIPMENT EXPENSE ACCOUNT

ORDERED:

That the sum of forty thousand four hundred seventy dollars and no cents ($40,470.00) be appropriated from Sewer Enterprise Retained Earnings to the Department of Public Works New Equipment Expense Account (14421-55123).

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

RE: Cover Material Transfer

June 1, 2026

Dear Mayor Nicholson:

The Sewer Department is requesting the **$40,470** from available **Sewer Surplus** to be transferred into the Department of Public Works ***New Equipment*** line item **(14421 – 55123).**

The Sewer Department requires sand to be used for mixing and cover material at the Sludge Landfill. With the City owning a gravel bank and we now use a limited amount of sand for road treatment during the winter; the City has an abundance that can supply the Sewer Department with sand.

The retail cost to purchase cover material is approximately $9.50 per yard. We determined that a fair cost of half the retail cost as we've used in the past. The $4.75 per yard is slightly more than what we used last year since costs increased. Approximately 8520 yards were used from the City's gravel bank. The funds will be used to offset the City costs of purchasing new equipment.

If you have any questions regarding this matter, please do not hesitate to call.

Sincerely,

Dane E. Arnold, Director
Department of Public Works

PC: Public Service Committee
Karen Butler, City Auditor

City of Gardner - ***Executive Department***

Mayor Michael J. Nicholson

June 4, 2026

Hon. George C. Tyros, Council President
And City Councilors
Gardner City Hall, Rm 121
95 Pleasant Street
Gardner, MA 01440

RE: An Order Transferring $40,000.00 from Water Enterprise Maintenance Crew Salary and Wages to Water Enterprise Repairs to Mains Expense Account

Dear Mr. President and Councilors,

With the close of the fiscal year approaching, the Director of Public Works has evaluated his accounts with projects for the remainder of the fiscal year.

He is requesting that $40,000.00 of unused salary and wage appropriations be transferred to the repairs to mains expense account in order to purchase new water meters to continue the meter replacement program the City has undertaken.

Respectfully Submitted,

Michael J. Nicholson
Mayor, City of Gardner

AN ORDER TRANSFERRING $40,000.00 FROM WATER ENTERPRISE MAINTENANCE CREW SALARY AND WAGES TO WATER ENTERPRISE REPAIRS TO MAINS EXPENSE ACCOUNT

ORDERED:

That the sum of forty thousand dollars and no cents ($40,000.00) be transferred from the Water Enterprise Maintenance Crew Salary and Wages line item (62450-51014) to the Water Enterprise Repairs to Mains Expense Account (62450-52031).

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

June 1, 2026

Dear Mayor Nicholson:

The Water Department has had 2-3 vacancies consistently throughout Fiscal Year 2026. Because of these vacancies, we have funds remaining in the Maintenance Crew Salary and Wages line item. I am requesting the City to transfer from the Salary Account to the Operating Budget to purchase water meters. This action requires City Council approval.

The Water Department is requesting a transfer of **$40,000** from the **Maintenance Crew Salary and Wages** line item **(62450-51014)** to the **Repairs to Mains** line item **(62450-52031).**

The funds will be used to purchase approximately 100 water meters to continue our in-house meter replacement program in the City.

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

Sincerely

Dane E. Arnold, Director
Department of Public Works

Pc: Public Service Committee
Karen Butler, City Auditor

City of Gardner - ***Executive Department***

Mayor Michael J. Nicholson

June 4, 2026

Hon. George C. Tyros, Council President
And City Councilors
Gardner City Hall, Rm 121
95 Pleasant Street
Gardner, MA 01440

RE: An Order Transferring $50,000.00 from Sewer Enterprise Maintenance Crew Salary and Wages to Sewer Enterprise Energy and Utilities Expense Account

Dear Mr. President and Councilors,

With the close of the fiscal year approaching, the Director of Public Works has requested that the attached appropriation transfer be made to bring the Sewer Energy and Utilities Account into the black for the end of the fiscal year.

Respectfully Submitted,

Michael J. Nicholson
Mayor, City of Gardner

AN ORDER TRANSFERRING $50,000.00 FROM SEWER ENTERPRISE MAINTENANCE CREW SALARY AND WAGES TO SEWER ENTERPRISE UTILITIES EXPENSE ACCOUNT

ORDERED:

That the sum of fifty thousand dollars and no cents ($50,000.00) be transferred from the Sewer Enterprise Maintenance Crew Salary and Wages line item (61440-51014) to the Sewer Enterprise Expense Account (61440-52110).

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

June 1, 2026

Dear Mayor Nicholson:

The Sewer Department has had 2-3 vacancies consistently throughout Fiscal Year 2026. Because of these vacancies, we have funds remaining in the Maintenance Crew Salary and Wages line item. I am requesting the City to transfer from the Salary Account to the Operating Budget to offset deficits mainly tied to the increase in the cost of chemicals and energy. This action requires City Council approval.

The Sewer Department is requesting a transfer of **$50,000** from the **Maintenance Crew Salary and Wages** line item **(61440-51014)** to the **Energy and Utilities** line item **(61440-52110).**

This line item currently has a deficit of almost $12,000. The remaining funds will be transferred within the sewer budget to offset deficits in Chemical Treatment currently in deficit $14,000 and a couple other line items including Office Supplies

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

Sincerely

Dane E. Arnold, Director
Department of Public Works

Pc: Public Service Committee
Karen Butler, City Auditor

11640

August 21, 2025

RECEIVED
2025 AUG 21 P 2:15
CITY CLERK'S OFFICE
GARDNER MA

Commonwealth of Massachusetts

Worcester County — City of Gardner

CERTIFICATE OF APPOINTMENT

I appoint ***Aleksander Dernalowicz*** *to the position of* ***Member, Golf 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: August 21, 2028

Worcester, ss., _____

Then personally appeared the above named ***Aleksander Dernalowicz*** *and made oath that he/she would faithfully and impartially perform the duties of the office of* **Member, Golf 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 _____

SECTION 1: Position Details

Position Title: Member

Department/Board/Commission: Golf Commission

Term Length: 3 years

Compensation:

Paid/Stipend: Yes

Amount: Free Family Membership Subject to Taxation

Appointment Type: Reappointment

Gardner Residency Requirement: No

Reporting Structure: e.g., Reports to the Mayor and the Golf Commission

Position Summary: Oversees the operations and financial transactions of the Gardner Municipal Golf Course and Golf Enterprise Account.

SECTION 2: Appointee Information

Name of Appointee: Aleksander Dernalowicz, Esq.

Statement of Qualification:

Atty Dernalowicz has been serving as a member of the Golf Commission since 2019. During this time, he has worked well with the members of the Golf Course to ensure the course if run and operated the best it can. As a local attorney and a member of the City Council, he knows Gardner and its people well and understands the needs of the community. Aside from his work with the City, he has also been involved in various other community organizations and events.

SECTION 3: Administrative & Compliance Review

HR and Policy Training

Initial HR training and orientation completed? Yes

Annual HR training completed? N/A

City Employee Handbook received and signed? N/A

Background check completed? Yes

Conflict of Interest

Any known conflicts under M.G.L. c. 268A? No

Open Meeting Law & Public Records Requirements

Training materials received? Yes

SECTION 4: Signatures & Certification

Mayor's Certification: I hereby certify that the information provided above is accurate to the best of my knowledge and that this appointment has been made in the best interest of the City of Gardner.

Signature:



August 22, 2025

Commonwealth of Massachusetts

RECEIVED
2025 AUG 22 A 11:57
CITY CLERKS OFFICE
GARDNER, MA

Worcester County **City of Gardner**

CERTIFICATE OF APPOINTMENT

I appoint ***Paul Tassone*** *to the position of Member, Industrial Development Finance Authority, 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: August 22, 2030

Worcester, ss., _____

Then personally appeared the above named **Paul Tassone** *and made oath that he/she would faithfully and impartially perform the duties of the office of* **Member, Industrial Development Finance Authority** *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 _____

SECTION 1: Position Details

Position Title: Member

Department/Board/Commission: Industrial Development Finance Authority

Term Length: 5 years (MGL)

Compensation:

Paid/Stipend: No

Amount: Volunteer

Appointment Type: Reappointment

Gardner Residency Requirement: Yes

Reporting Structure: e.g., Reports to the Mayor, the Executive Office of Housing and Livable Communities, and the Industrial Development Finance Authority

Position Summary: A Massachusetts Industrial Development Finance Authority (IDFA) is a municipal board authorized under M.G.L. Chapter 40D to stimulate economic growth, reduce unemployment, and increase business opportunities by financing industrial projects. These local, city-level authorities (or regional ones) partner with the state's central agency, MassDevelopment, to issue tax-exempt bonds, providing businesses with low-cost, flexible financing for development.

SECTION 2: Appointee Information

Name of Appointee: Paul Tassone

Statement of Qualification:

Mr. Tassone has served on the Industrial Development Finance Authority for several years and currently serves as the Authority's Chair. Mr. Tassone has held various roles throughout the City, as a City Councilor, former member and chair of the Gardner Redevelopment Authority, and volunteer for many of our youth sporting organizations.

SECTION 3: Administrative & Compliance Review

HR and Policy Training

Initial HR training and orientation completed? Yes

Annual HR training completed? N/A

City Employee Handbook received and signed? N/A

Background check completed? Yes

Conflict of Interest

Any known conflicts under M.G.L. c. 268A? No

Open Meeting Law & Public Records Requirements

Training materials received? Yes

SECTION 4: Signatures & Certification

Mayor's Certification: I hereby certify that the information provided above is accurate to the best of my knowledge and that this appointment has been made in the best interest of the City of Gardner.

Signature:



August 22, 2025

RECEIVED
2025 AUG 22 A 11:57
CITY CLERK'S OFFICE
GARDNER, MA

Commonwealth of Massachusetts

Worcester County

City of Gardner

CERTIFICATE OF APPOINTMENT

I appoint ***Brighton Cormier*** *to the position of* ***Member, Cemetery 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: August 22, 2028

Worcester, ss., _____

Then personally appeared the above named **Brighton Cormier** *and made oath that he/she would faithfully and impartially perform the duties of the office of* **Member, Cemetery 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 _____

SECTION 1: Position Details

Position Title: Member

Department/Board/Commission: Cemetery Commission

Term Length: 3 years

Compensation:

Paid/Stipend: No

Amount: Volunteer

Appointment Type: New appointment

Gardner Residency Requirement: No

Reporting Structure: e.g., Reports to the Mayor and the Cemetery Commission

Position Summary: Oversees the upkeep and price scheduling of the City's public cemeteries in accordance with the City Code.

SECTION 2: Appointee Information

Name of Appointee: Brighton Cormier

Statement of Qualification:

Mr. Cormier currently works as a firefighter for the Gardner Fire Department and part time at his family's business- Boucher Funeral Home. As someone who grew up around the funeral home, he has a unique perspective when it comes to cemeteries, their care, and accessibility to members of the public.

SECTION 3: Administrative & Compliance Review

HR and Policy Training

Initial HR training and orientation completed? Yes

Annual HR training completed? N/A

City Employee Handbook received and signed? N/A

Background check completed? Yes

Conflict of Interest

Any known conflicts under M.G.L. c. 268A? No

Open Meeting Law & Public Records Requirements

Training materials received? Yes

SECTION 4: Signatures & Certification

Mayor's Certification: I hereby certify that the information provided above is accurate to the best of my knowledge and that this appointment has been made in the best interest of the City of Gardner.

Signature:



August 22, 2025

RECEIVED
2025 AUG 22 A 11:56
CITY CLERK'S OFFICE
GARDNER, MASS.

Commonwealth of Massachusetts

Worcester County **City of Gardner**

CERTIFICATE OF APPOINTMENT

I appoint ***Donald Robinson*** *to the position of* ***Member, Cemetery 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: August 22, 2028

Worcester, ss., _____

Then personally appeared the above named **Donald Robinson** *and made oath that he/she would faithfully and impartially perform the duties of the office of* **Member, Cemetery 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 _____

SECTION 1: Position Details

Position Title: Member

Department/Board/Commission: Cemetery Commission

Term Length: 3 years

Compensation:

Paid/Stipend: No

Amount: Volunteer

Appointment Type: New appointment

Gardner Residency Requirement: No

Reporting Structure: e.g., Reports to the Mayor and the Cemetery Commission

Position Summary:

Oversees the upkeep and price scheduling of the City's public cemeteries in accordance with the City Code.

SECTION 2: Appointee Information

Name of Appointee: Donald Robinson

Statement of Qualification:

Mr. Robinson has served for many years as the groundskeeper and maintenance staff for Annunciation Parish. In this role, he has worked to oversee the operations and upkeep of the Parish's three (3) cemetery locations- from general grounds keeping, to digging graves, to upkeeping the stones. This work brings tremendous perspective in overseeing those operations in the City's cemeteries and I believe he will be a great fit for the City's cemetery commissions.

SECTION 3: Administrative & Compliance Review

HR and Policy Training

Initial HR training and orientation completed? Yes

Annual HR training completed? N/A

City Employee Handbook received and signed? N/A

Background check completed? Yes

Conflict of Interest

Any known conflicts under M.G.L. c. 268A? No

Open Meeting Law & Public Records Requirements

Training materials received? Yes

SECTION 4: Signatures & Certification

Mayor's Certification: I hereby certify that the information provided above is accurate to the best of my knowledge and that this appointment has been made in the best interest of the City of Gardner.

Signature:



May 5, 2026

RECEIVED
2026 MAY 22 A 11:12
CITY CLERK'S OFFICE
GARDNER, MASS.

Commonwealth of Massachusetts

Worcester County ***City of Gardner***

CERTIFICATE OF APPOINTMENT

I appoint ***Stacey Kazinskas*** *to the position of* ***Member, Redevelopment Authority,*** *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: May 5, 2031

Worcester, ss., _____

Then personally appeared the above named **Stacey Kazinskas** *and made oath that he/she would faithfully and impartially perform the duties of the office of* **Member, Redevelopment Authority** *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 _____

APPOINTMENT DETAIL FORM

Revised 1/2026

SECTION 1: POSITION DETAILS

Position Title: Member

Board/Commission/Department: Gardner Redevelopment Authority Term Length: 5 years (MGL)

Compensation: ☐ Yes ☒ No Amount: _____ per _____

Appointment Type: ☒ New Appointment ☐ Reappointment | Gardner Residency Requirement: ☐ Yes ☐ No
If reappointment, current appointment expiration date: _____ New expiration date: 05/11/2026

Reporting Structure: Reports to the Mayor as Appointing Authority and EOHLC through statute

Position Summary (brief description of duties & responsibilities):
Members of the Gardner Redevelopment Authority oversee the work of the authority in furthering the economic development goals of the City through the revitalization of areas within the City's urban renewal districts.

SECTION 2: APPOINTEE INFORMATION

Name: Stacey Kazinskas

Statement of Qualification (attach résumé if available):

Stacey Kazinskas has extensive business experience in the City of Gardner through her work with the Gardner Ale House and extensive involvement volunteering with the Greater Gardner Chamber of Commerce. As someone who grew up in Gardner and has seen how Gardner has evolved over the years- both through its development efforts and business community expansion- she bring a key insight into seeing how Gardner can continue to push itself forward as a strong City.

SECTION 3: ADMINISTRATIVE & COMPLIANCE REVIEW

HR & Policy Training

Initial HR Training & Orientation Completed: ☐ Yes ☐ No ☒ N/A | Annual HR Training Completed: ☐ Yes ☐ No ☒ N/A

City Employee Handbook Received & Signed: ☒ Yes ☐ No ☐ N/A | Background Check Completed: ☒ Yes ☐ No ☐ N/A

Conflict of Interest - Known conflicts under M.G.L. c. 268A?: ☐ Yes ☒ No

Open Meeting Law & Public Records - Training materials received?: ☒ Yes ☐ No

SECTION 4: ACKNOWLEDGMENT, CERTIFICATION, SIGNATURES

Mayor's Certification: *I certify that the information provided above is accurate to the best of my knowledge and that this appointment is in the best interest of the City of Gardner.*

Signature: _____

Printed Name: Michael J. Nicholson Date: 05/11/2026

HR Director's Acknowledgment: *I acknowledge that the Mayor has filed this Appointment Detail Form.*

Signature: _____

Printed Name: Amanda Morse Date: 5/12/2026

Appointee's Acknowledgment: *I acknowledge my understanding of the responsibilities of this position and my obligations under applicable City and State laws.*

Signature: _____

Printed Name: Stacey Kazinskas Date: 5/12/26

Stacey Kazinskas
48 Chapel Street
Gardner, MA 01440

June 8, 2026

The Honorable Dana Heath
and Appointments Committee
Gardner City Council
95 Pleasant Street, Room 121
Gardner, MA 01440

Dear Chair Heath and Members of the Appointments Committee,

Thank you for considering me to serve on the Gardner Redevelopment Authority (GRA). I am grateful for the opportunity to be considered and would like to express my sincere interest in serving our community in this role.

As a lifelong resident of Gardner and the greater Gardner area, I have a genuine appreciation for our city's history, character, and potential for future growth. I currently serve as Vice President and General Manager of Moon Hill Brewing Co. and the Gardner Ale House, where I have been part of the management team for the past 20 years, since the business opened in 2006.

In addition, I have served for several years on the Board of Directors of the Greater Gardner Chamber of Commerce and have been an active member of its Events Committee. These experiences have provided me with valuable insight into the opportunities and challenges facing our local business community and have further built my commitment to Gardner's continued growth and success.

I hold a Bachelor of Arts degree in English (minoring in Sociology with a focus in Social Work) from the University of Massachusetts Amherst and a Small Business Certificate from Mount Wachusett Community College. Through my professional and volunteer experiences, I have developed strong communication, organizational, and collaborative skills that I believe would be valuable in serving on the GRA.

I am excited about the opportunity to contribute to Gardner's future by supporting thoughtful redevelopment, economic growth, and community improvement initiatives. It would be an honor to serve on the GRA, and I look forward to working with fellow members to advance projects that strengthen our city and benefit its residents.

Thank you for your time, consideration, and service to the City of Gardner.

Sincerely,

Stacey Kazinskas

July 21, 2025

RECEIVED
2025 JUL 24 A 8:39
CITY CLERK'S OFFICE
GARDNER, MA

Commonwealth of Massachusetts

Worcester County

City of Gardner

CERTIFICATE OF APPOINTMENT

I appoint ***Richard Roux*** *to the position of* ***Member, Planning Board,*** *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 21, 2028

Worcester, ss., _____

Then personally appeared the above named **Richard Roux** *and made oath that he/she would faithfully and impartially perform the duties of the office of* **Member, Planning Board** *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 _____

SECTION 1: Position Details

Position Title: Member

Department/Board/Commission: Planning Board

Term Length: 3 Years

Compensation:

Paid/Stipend: Yes

Amount: $750.00

Appointment Type: New appointment

Gardner Residency Requirement: No

Reporting Structure: e.g., Reports to the Mayor and the Planning Board

Position Summary:

Oversees all planning for projects in conjunction with the City Code and state law.

SECTION 2: Appointee Information

Name of Appointee: Richard Roux

Statement of Qualification:

Mr. Roux first reached out to my office to inquire about membership on the City's planning board as a way to get more involved in the City. He comes at the high recommendation of the Planning Board's current vice chair, Mr. Robert Swartz Sr.. I have attached Mr. Roux's letter of interest to this form. I believe he will be a great addition to the Planning Board.

SECTION 3: Administrative & Compliance Review

HR and Policy Training

Initial HR training and orientation completed? Yes

Annual HR training completed? yes

City Employee Handbook received and signed? yes

Background check completed? Yes

Conflict of Interest

Any known conflicts under M.G.L. c. 268A? No

Open Meeting Law & Public Records Requirements

Training materials received? Yes

SECTION 4: Signatures & Certification

Mayor's Certification: I hereby certify that the information provided above is accurate to the best of my knowledge and that this appointment has been made in the best interest of the City of Gardner.

Signature:



203 Betty Spring Road
Gardner, MA

May 5, 2025

Honorable Michael J. Nicholson, J.D.
Office of the Mayor
City of Gardner, Executive Department

Dear Mayor Nicholson,

I am writing as I have become aware that you are working to fill an open position on the City of Gardner Planning Board.

I have been a resident of the City of Gardner and taxpayer since 1976. My wife and I have three children, two were born in Gardner and we have nine grandchildren. All three of our children attended Gardner Elementary School, Gardner Middle School and Gardner High School.

I have worked at Simplex for over 25 years first in Gardner and later at the Westminster facility in the Town of Westminster. I have worked in construction and building design and activities for many years. I am a college graduate with degrees in Engineering and Marketing. I have held a Class D Electrical License in the Commonwealth for forty years.

I have served in the US Air Force for 12 years and am a Vietnam era veteran.

I offer as references the following:

- Robert J. Swartz who presently serves on the Planning Board and has served on the School Committee and as City Councilor and several other positions within the City of Gardner administration, both elected and volunteer. I have known Bob for some 30 years.
- Alan Agnelli, former City Clerk for the City of Gardner.

Additional references and recommendations could be provided upon request.

I am presently retired and continue to live in Gardner. I have the time and opportunity to serve at your pleasure. Believe that my residency of 50 years provides a broad view of the city, its development and many changes. My construction and engineering background will provide valuable insight to the Planning Board.

Please don't hesitate to contact me.

Sincerely,

Richard J. Roux

11642

August 21, 2025

RECEIVED
2025 AUG 21 P 2:15
CITY CLERK'S OFFICE
GARDNER, MA

Commonwealth of Massachusetts

Worcester County **City of Gardner**

CERTIFICATE OF APPOINTMENT

I appoint ***Robert Rice*** *to the position of* **Alternate Member, *Zoning Board of Appeals,*** *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
Alan L. Agnelli

Expires: August 21, 2028

Worcester, ss., _____

Then personally appeared the above named **Robert Rice** *and made oath that he/she would faithfully and impartially perform the duties of the office of* **Alternate Member, Zoning Board of Appeals** *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 _____

SECTION 1: Position Details

Position Title: Alternate Member, Zoning Board of Appeals

Department/Board/Commission: Zoning Board of Appeals

Term Length: 3 Years

Compensation:

Paid/Stipend: Stipend

Amount: $200.00

Appointment Type: Reappointment

Expiration Date: 8/1/2025

Gardner Residency Requirement: No

Reporting Structure: Reports to the Mayor and the members of the Zoning Board of Appeals as an semi-independent adjudicatory body

Position Summary: When a full member of the ZBA cannot take part in discussions due to either absence or conflict of interest, Performs all appellate review of zoning determinations made by the Building Commissioner pursuant to MGL c.40A, Section 16 of Chapter 7 of the Code of the City of Gardner, and Chapter 675 of the Code of the City of Gardner.

SECTION 2: Appointee Information

Name of Appointee: Robert Rice, Esq.

Statement of Qualification:

Atty. Rice has been serving as an alternate member of the ZBA for the last year. Atty Rice has been a very active member of the Gardner Community. As a former attorney, former director of the Levi Heywood Memorial Library, and Former State Representative for the area, he knows Gardner and its people and bring a tremendous perspective in this role. As one of the original trustees of this board, he has worked to help distribute over $600,000 in grants to our students from the applications that are annually received by the Trustees.

Prior to the change to the Administrative Legislation portion of the City Code, this appointment was only for a term of one (1) year. This is Atty Rice's first three (3) year appointment.

SECTION 3: Administrative & Compliance Review

HR and Policy Training : Not applicable for Boards and Commission Members

Initial HR training and orientation completed? Not applicable for Boards and Commission Members

Annual HR training completed? Not applicable for Boards and Commission Members

City Employee Handbook received and signed? Not applicable for Boards and Commission Members

Background check completed? Yes

Conflict of Interest

Any known conflicts under M.G.L. c. 268A? No

Open Meeting Law & Public Records Requirements

Training materials received? Yes

SECTION 4: Signatures & Certification

Mayor's Certification: I hereby certify that the information provided above is accurate to the best of my knowledge and that this appointment has been made in the best interest of the City of Gardner.

Signature:



Robert L. Rice
48 James Street
Gardner, MA 01440

June 7, 2026

Honorable Michael J. Nicholson
95 Pleasant Street
Room 125, Gardner City Hall
Gardner, MA 01440

Dear Mayor Nicholson,

I write to express my interest in being reappointed as an Alternate Member, Zoning Board of Appeals.

Due to a scheduling conflict, I cannot attend the Standing Committee of the Council, Appointments Committee. It is my hope that this letter will serve in my absence. It has been a privilege to serve in this capacity and I wish to continue to do so.

I believe my experience as an attorney and former State Representative are beneficial to the board.

Sincerely,



Robert L. Rice

August 22, 2025

RECEIVED
2025 AUG 22 A 11:57
CITY CLERK'S OFFICE
GARDNER MA

Commonwealth of Massachusetts

Worcester County — City of Gardner

CERTIFICATE OF APPOINTMENT

I appoint ***Marion Knoll*** *to the position of* ***Member, Cultural Council,*** *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: August 22, 2028

Worcester, ss., _____

Then personally appeared the above named **Marion Knoll** *and made oath that he/she would faithfully and impartially perform the duties of the office of* **Member, Cultural Council** *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 _____

SECTION 1: Position Details

Position Title: Member

Department/Board/Commission: Cultural Council

Term Length: 3 years (MGL)

Compensation:

Paid/Stipend: No

Amount: Volunteer

Appointment Type: New appointment

Gardner Residency Requirement: No

Reporting Structure: e.g., Reports to the Mayor, the Massachusetts Cultural Council, and the members of the Gardner Cultural Council

Position Summary:

The Cultural Council oversees the distribution of grant funding received from the Massachusetts Cultural Council to local artists and organizations for programming and projects related to promoting arts and culture in the City.

SECTION 2: Appointee Information

Name of Appointee: Marion Knoll

Statement of Qualification:

Mrs. Knoll currently works at the curator for the Gardner Museum. As someone who is very invested in Gardner and its history, and who has been an applicant and recipient of funds from the Cultural Council in the past, and hosted other awardees for programming, she has first-hand knowledge of the application process and requirements.

SECTION 3: Administrative & Compliance Review

HR and Policy Training

Initial HR training and orientation completed? Yes

Annual HR training completed? N/A

City Employee Handbook received and signed? N/A

Background check completed? Yes

Conflict of Interest

Any known conflicts under M.G.L. c. 268A? No

Open Meeting Law & Public Records Requirements

Training materials received? Yes

SECTION 4: Signatures & Certification

Mayor's Certification: I hereby certify that the information provided above is accurate to the best of my knowledge and that this appointment has been made in the best interest of the City of Gardner.

Signature:



August 22, 2025

RECEIVED
2025 AUG 22 A 11:57
CITY CLERK'S OFFICE
GARDNER, MA

Commonwealth of Massachusetts

Worcester County — City of Gardner

CERTIFICATE OF APPOINTMENT

I appoint ***Brandon Hughey*** *to the position of* ***Member, Cultural Council,*** *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: August 22, 2028

Worcester, ss., _____

Then personally appeared the above named **Brandon Hughey** *and made oath that he/she would faithfully and impartially perform the duties of the office of* **Member, Cultural Council** *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 _____

SECTION 1: Position Details

Position Title: Member

Department/Board/Commission: Cultural Council

Term Length: 3 years (MGL)

Compensation:

Paid/Stipend: No

Amount: Volunteer

Appointment Type: New appointment

Gardner Residency Requirement: No

Reporting Structure: e.g., Reports to the Mayor, the Massachusetts Cultural Council, and the members of the Gardner Cultural Council

Position Summary:

The Cultural Council oversees the distribution of grant funding received from the Massachusetts Cultural Council to local artists and organizations for programming and projects related to promoting arts and culture in the City.

SECTION 2: Appointee Information

Name of Appointee: Brandon Hughey

Statement of Qualification:

Mr. Hughey currently serves as the City's Youth Center Director and as a member of the City's Youth Commission. In these roles, he works directly in creating and overseeing youth programming to keep our younger population engaged in the City. As someone who has been involved in this type of programming, I believe he will be a strong asset to the Cultural Council in reviewing and approving applications for various programs around the City and how they can integrate with those already existing.

SECTION 3: Administrative & Compliance Review

HR and Policy Training

Initial HR training and orientation completed? Yes

Annual HR training completed? N/A

City Employee Handbook received and signed? N/A

Background check completed? Yes

Conflict of Interest

Any known conflicts under M.G.L. c. 268A? No

Open Meeting Law & Public Records Requirements

Training materials received? Yes

SECTION 4: Signatures & Certification

Mayor's Certification: I hereby certify that the information provided above is accurate to the best of my knowledge and that this appointment has been made in the best interest of the City of Gardner.

Signature:



August 22, 2025

Commonwealth of Massachusetts

RECEIVED
2025 AUG 22 A 11:56
CITY CLERK'S OFFICE
GARDNER, MA

Worcester County *City of Gardner*

CERTIFICATE OF APPOINTMENT

I appoint ***Nancy Hebert*** *to the position of* ***Member, Council on Aging,*** *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: August 22, 2028

Worcester, ss., _____

Then personally appeared the above named **Nancy Hebert** *and made oath that he/she would faithfully and impartially perform the duties of the office of* **Member, Council on Aging** *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 _____

SECTION 1: Position Details

Position Title: Member

Department/Board/Commission: Council on Aging

Term Length: 3 years

Compensation:

Paid/Stipend: unpaid

Amount: Unpaid

Appointment Type: New appointment

Gardner Residency Requirement: No

Reporting Structure: e.g., Reports to the Mayor and Senior Center Director

Position Summary:

Advises the Senior Center Director on the Operations and Programming of the Gardner Senior Center

SECTION 2: Appointee Information

Name of Appointee: Nancy Hebert

Statement of Qualification:

Born in Gardner, Ms. Hebert graduated in 1963 from Gardner High School. She holds both bachelor's and master's degrees in education and is a former educator in Madison, Connecticut. She has been involved in Senior Center since 2014, and served as an associate member on the Council on Aging for the last three years. She has been an active volunteer in registration at programs and in senior center activities including YOGA and line dancing. She also serves as the Co-Chair of the Fundraising Committee of the AARP.

SECTION 3: Administrative & Compliance Review

HR and Policy Training

Initial HR training and orientation completed? Yes

Annual HR training completed? yes

City Employee Handbook received and signed? yes

Background check completed? Yes

Conflict of Interest

Any known conflicts under M.G.L. c. 268A? No

Open Meeting Law & Public Records Requirements

Training materials received? Yes

SECTION 4: Signatures & Certification

Mayor's Certification: I hereby certify that the information provided above is accurate to the best of my knowledge and that this appointment has been made in the best interest of the City of Gardner.

Signature:



August 22, 2025

Commonwealth of Massachusetts

RECEIVED
2025 AUG 22 A 11:56
CITY CLERK'S OFFICE
GARDNER, MA

Worcester County *City of Gardner*

CERTIFICATE OF APPOINTMENT

I appoint ***Daniel Kelley*** *to the position of* ***Associate Member, Council on Aging,*** *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: August 22, 2026

Worcester, ss., _____

Then personally appeared the above named **Daniel Kelley** *and made oath that he/she would faithfully and impartially perform the duties of the office of* **Associate Member, Council on Aging** *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 _____

SECTION 1: Position Details

Position Title: Associate Member

Department/Board/Commission: Council on Aging

Term Length: 1 years (City Code Ch 7)

Compensation:

Paid/Stipend: No

Amount: Volunteer

Appointment Type: New appointment

Gardner Residency Requirement: No

Reporting Structure: e.g., Reports to the Mayor and the Council on Aging

Position Summary:

Assist the voting members of the Council on Aging in obtaining input from those who utilize the Senior Center on feedback relating to programming.

SECTION 2: Appointee Information

Name of Appointee: Daniel Kelley

Statement of Qualification:

Mr. Kelley has extensive experience with the City of Gardner and its residents, having previously served as the City's Mayor from 2000-2004. Prior to this he served as a member of the Gardner Fire Department for many years. As someone who truly knows the City and its people, I believe he will be a strong voice for the senior citizens of the City in advising the Council on Aging.

SECTION 3: Administrative & Compliance Review

HR and Policy Training

Initial HR training and orientation completed? Yes

Annual HR training completed? N/A

City Employee Handbook received and signed? N/A

Background check completed? Yes

Conflict of Interest

Any known conflicts under M.G.L. c. 268A? No

Open Meeting Law & Public Records Requirements

Training materials received? Yes

SECTION 4: Signatures & Certification

Mayor's Certification: I hereby certify that the information provided above is accurate to the best of my knowledge and that this appointment has been made in the best interest of the City of Gardner.

Signature:



August 22, 2025

RECEIVED
2025 AUG 22 A 11:58
CITY CLERK'S OFFICE
GARDNER, MA

Commonwealth of Massachusetts

Worcester County — City of Gardner

CERTIFICATE OF APPOINTMENT

I appoint ***Edward Vipond*** *to the position of* ***Member, Bandstand Committee,*** *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: August 22, 2028

Worcester, ss., _____

Then personally appeared the above named **Edward Vipond** *and made oath that he/she would faithfully and impartially perform the duties of the office of* **Member, Bandstand Committee** *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 _____

SECTION 1: Position Details

Position Title: Member

Department/Board/Commission: Bandstand Committee

Term Length: 3 Years

Compensation:

Paid/Stipend: unpaid

Amount: Unpaid

Appointment Type: Re-appointment

Gardner Residency Requirement: No

Reporting Structure: e.g., Reports to the Mayor and the Bandstand Committee

Position Summary:

Oversees all fundraising and scheduling operations for the City's Summer Concerts in the Park Series

SECTION 2: Appointee Information

Name of Appointee: Edward Vipond

Statement of Qualification:

Mr. Vipond is an inaugural member of the City's codified Bandstand Committee. During his time on the bandstand committee he has volunteered several hours in helping register bands for the program series and fundraise to keep the concerts happening. He has been a great asset to the committee, and I look forward to him continuing in this role.

SECTION 3: Administrative & Compliance Review

HR and Policy Training

Initial HR training and orientation completed? Yes

Annual HR training completed? yes

City Employee Handbook received and signed? yes

Background check completed? Yes

Conflict of Interest

Any known conflicts under M.G.L. c. 268A? No

Open Meeting Law & Public Records Requirements

Training materials received? Yes

SECTION 4: Signatures & Certification

Mayor's Certification: I hereby certify that the information provided above is accurate to the best of my knowledge and that this appointment has been made in the best interest of the City of Gardner.

Signature:



August 22, 2025

RECEIVED
2025 AUG 22 A 11:58
CITY CLERK'S OFFICE
GARDNER, MA

Commonwealth of Massachusetts

Worcester County — City of Gardner

CERTIFICATE OF APPOINTMENT

I appoint ***Nancy Binder*** *to the position of* ***Member, Bandstand Committee,*** *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: August 22, 2028

Worcester, ss., _____

Then personally appeared the above named **Nancy Binder** *and made oath that he/she would faithfully and impartially perform the duties of the office of* **Member, Bandstand Committee** *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 _____

SECTION 1: Position Details

Position Title: Member

Department/Board/Commission: Bandstand Committee

Term Length: 3 years

Compensation:

Paid/Stipend: No

Amount: Volunteer

Appointment Type: Reappointment

Gardner Residency Requirement: No

Reporting Structure: e.g., Reports to the Mayor and the Bandstand Committee

Position Summary:

Oversees all fundraising and scheduling operations for the City's Summer Concert in the Parks Series

SECTION 2: Appointee Information

Name of Appointee: Nancy Binder, Esq.

Statement of Qualification:

Atty Binder has served on the Bandstand Committee since its codification into ordinance in 2018. She has worked diligently every year in the planning of and staffing of the summer concerts in the park series and has volunteered a lot of his time into making sure the concerts were successful and has performed in some of the concerts herself as well in the past. She also serves as a member of the City's License commission.

SECTION 3: Administrative & Compliance Review

HR and Policy Training

Initial HR training and orientation completed? Yes

Annual HR training completed? N/A

City Employee Handbook received and signed? N/A

Background check completed? Yes

Conflict of Interest

Any known conflicts under M.G.L. c. 268A? No

Open Meeting Law & Public Records Requirements

Training materials received? Yes

SECTION 4: Signatures & Certification

Mayor's Certification: I hereby certify that the information provided above is accurate to the best of my knowledge and that this appointment has been made in the best interest of the City of Gardner.

Signature:



August 22, 2025

RECEIVED
2025 AUG 22 A 11:58
CITY CLERK'S OFFICE
GARDNER, MA

Commonwealth of Massachusetts

Worcester County City of Gardner

CERTIFICATE OF APPOINTMENT

I appoint ***Michael Zlotnik*** *to the position of* ***Member, Bandstand Committee,*** *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: August 22, 2028

Worcester, ss., _____

Then personally appeared the above named **Michael Zlotnik** *and made oath that he/she would faithfully and impartially perform the duties of the office of* **Member, Bandstand Committee** *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 _____

SECTION 1: Position Details

Position Title: Member

Department/Board/Commission: Bandstand Committee

Term Length: 3 years

Compensation:

Paid/Stipend: No

Amount: Volunteer

Appointment Type: Reappointment

Gardner Residency Requirement: No

Reporting Structure: e.g., Reports to the Mayor and the Bandstand Committee

Position Summary:

Oversees all fundraising and scheduling operations for the City's Summer Concert in the Parks Series

SECTION 2: Appointee Information

Name of Appointee: Michael Zlotnik

Statement of Qualification:

Mr. Zlotnik has served on the Bandstand Committee since its codification into ordinance in 2018 and has served as the Committee' chair. During his years with the committee, he has been the point person for all aspects of the committee's operations and interactions with the City with regard to fundraising, recruiting bands, and scheduling the shows.

SECTION 3: Administrative & Compliance Review

HR and Policy Training

Initial HR training and orientation completed? Yes

Annual HR training completed? N/A

City Employee Handbook received and signed? N/A

Background check completed? Yes

Conflict of Interest

Any known conflicts under M.G.L. c. 268A? No

Open Meeting Law & Public Records Requirements

Training materials received? Yes

SECTION 4: Signatures & Certification

Mayor's Certification: I hereby certify that the information provided above is accurate to the best of my knowledge and that this appointment has been made in the best interest of the City of Gardner.

Signature:



AN ORDER TO RAISE AND APPROPRIATE A SUM OF MONEY FOR THE VARIOUS DEPARTMENTS FOR THE SALARY AND LABOR BUDGET FOR THE FISCAL YEAR BEGINNING JULY 1, 2026 TO JUNE 30, 2027.

ORDERED:

To raise and appropriate for the expense of the City of Gardner for the Fiscal Year beginning July 1, 2026 to June 30, 2027 sums as designated for the expenditures of the various departments, Salary and Labor budgets, according to the detailed schedule hereto annexed and made a part of this money order in the amount of FIFTEEN MILLION, EIGHTY FOUR THOUSAND, TWO HUNDRED DOLLARS 00/100 CENTS ($15,084,200.00).

AN ORDER TO RAISE AND APPROPRIATE A SUM OF MONEY FOR THE VARIOUS DEPARTMENTS FOR THE EXPENSE BUDGET FOR THE FISCAL YEAR BEGINNING JULY 1, 2026 TO JUNE 30, 2027.

ORDERED:

To raise and appropriate for the expense of the City of Gardner for the Fiscal Year beginning July 1, 2026 to June 30, 2027 sums as designated for the expenditures of the various departments, other than what was presented to City Council in the Salary and Labor budget, according to the detailed schedule hereto annexed and made a part of this money order in the amount of THIRTY-ONE MILLION, TWO HUNDRED AND SEVENTY-EIGHT THOUSAND, FIVE HUNDRED FIVE DOLLARS 00/100 CENTS ($31,278,525.00).

AN ORDER TO RAISE AND APPROPRIATE A SUM OF MONEY FOR THE SCHOOL DEPARTMENT BUDGET FOR THE FISCAL YEAR BEGINNING JULY 1, 2026 TO JUNE 30, 2027.
ORDERED:

To raise and appropriate for the expense of the City of Gardner for the Fiscal Year beginning July 1, 2026 to June 30, 2027 sums as designated for the expenditures of the School Department according to the detailed schedule hereto annexed and made a part of this money order in the amount of THIRTY-EIGHT MILLION, ONE HUNDRED AND FOURTY THREE THOUSAND, SIX HUNDRED EIGHTY NINE DOLLARS 00/100 CENTS ($38,143,689.00).

AN ORDER APPROPRIATING A SUM OF MONEY FROM AVAILABLE FUNDS-CABLE COMMISSION FEES RESERVED TO CABLE COMMISSION BUDGET FOR THE FICAL YEAR BEGINNING JULY 1, 2026 TO JUNE 30, 2027

ORDERED:

That there be and is hereby appropriated for the Fiscal Year beginning July 1, 2026 to June 30, 2027 the sum of TWO HUNDRED EIGHTTEEN THOUSAND, EIGHT HUNDRED DOLLARS 00/100 CENTS ($218,800.00). from Available Funds-Cable Commission Fees Reserved to the Cable Commission budget. **Any unused funds will revert back to the Cable Commission Fees Reserved Fund at year end.**

AN ORDER APPROPRIATING A SUM OF MONEY FROM AVAILABLE ENTERPRISE FUNDS-VARIOUS RECEIPTS RESERVED TO VARIOUS ACCOUNTS FOR THE FISCAL YEAR BEGINNING JULY 1, 2026 TO JUNE 30, 2027

ORDERED:

That there be and is hereby appropriated for the Fiscal Year beginning July 1, 2026 to June 30, 2027 the sum of ELEVEN MILLION, SIX HUNDRED THIRTY-SEVEN THOUSAND, TWO HUNDRED DOLLARS 00/100 ($11,637,200.00) from Available Enterprise Funds-Receipts Reserved to the following accounts:

Sewer Department	Enterprise Fund	$3,973,100.00
Water Department	Enterprise Fund	$4,109,300.00
Golf Course	Enterprise Fund	$1,288,900.00
Landfill Closure	Enterprise Fund	$355,000.00
Solid Waste	Enterprise Fund	$1,910,900.00

Any unused funds will revert back to the original Enterprise Fund at year end.

AUTHORIZING FY2027 REVOLVING FUNDS
M.G.L. CH.44, S.53E½

ORDER: To authorize and direct the City Treasurer to establish the following revolving funds for the fiscal year beginning July 1, 2026 to June 30, 2027 in accordance with M.G.L. Chapter 44, section 53E½:

Revolving Fund	**Authorized to Expend**	**Revenue Source**	**Purpose of Fund**	**Spending Limit**
Airport Fuel	Airport Commission	Sale of airplane fuel	Purchase of fuel, airport programs, and improvements	Available balance or $20,000, whichever is less
Community Development Projects	Community Development/ Planning	Historic Housing Rehab Income	Salaries and expenses relating to Community Development Activities	Available balance or $20,000, whichever is less
Wetland Protection	Conservation Commission	Local wetland filing fees	Costs associated with wetland protection activities	Available balance or $35,000, whichever is less
Health Prevention Activities	Health Director	Health Prevention Training Fees	Salaries and expenses related to Health Dept	Available balance or $20,000, whichever is less
Council on Aging Recreational Activities	Council on Aging Director	Recreation Fees	Salaries and expenses relating to recreational activities at Senior Center	Available balance or $60,000, whichever is less
Council on Aging Recreational Activities	Council on Aging Director	Fees for service	Costs associated with providing Lifeline subscription services	Available balance or $20,000, whichever is less
Gardner's Summer Celebration	Mayor	Collections and donations	Costs associated with Gardner's Summer Celebration	Available balance or $20,000, whichever is less
Planning Board Publications	Planning Board	Sale of Planning Board publications	Preparation and production of Planning Board publications	Available balance or $3,000, whichever is less
Road Resurfacing	Public Works Director	Fees charged for cutting into newly paved roads	Costs associated with road resurfacing and road maintenance	Available balance or $20,000, whichever is less
Municipal Recreation Dept	Municipal Recreation Director	Fees charges and donations	Salaries and expenses related to Municipal Recreation Dept	Available balance or $150,000, whichever is less
High School Summer Football Camp	School Department	Camp fees and donations	Salaries and expenses for the High School Summer Football Camp	Available balance or $20,000, whichever is less
Summer Basketball Camp	School Department	Camp fees and donations	Salaries and expenses for the Summer Basketball Camp	Available balance or $12,000, whichever is less
Transportation	School Department	Bus passes and fees for transportation	Salaries and expenses relating to school transportation	Available balance or $20,000, whichever is less

School Athletics Activities	School Department	Fee for Service	Operations of Gardner Public School Sports	Available Balance or $150,000, whichever is less

As per M.G.L., interest earned on these funds shall be treated as general fund revenue.

The person or persons authorized to expend from each fund shall report annually to the Mayor and City Council the total amount of receipts and expenditures for the prior fiscal year and for the current fiscal year through December 31st, along with any other information that City Council may by vote require.

In the event any fund is not reauthorized for the following fiscal year or the city changes the purpose of the revolving fund, the balance in the fund shall revert to surplus revenue, unless City Council and the Mayor vote to transfer the funds to another revolving fund established in accordance with M.G.L. Chapter 44, section 53E½.

City of Gardner - ***Executive Department***

Mayor Michael J. Nicholson

June 8, 2026

Hon. George C. Tyros, Council President
And City Councilors
Gardner City Hall, Rm 121
95 Pleasant Street
Gardner, MA 01440

RE: An Order Reappropriating Unexpended Bond Proceeds to Other Capital Projects- Gardner High School Locker Room Replacement/C-Wing Enhancements

Dear Mr. President and Councilors,

On February 18, 2025, the City Council voted to re-appropriate $2,000,000.00 from the unexpended bond proceeds that remained from the new elementary school construction project coming in just over $10 million under budget.

Over the last year the School Department has been working with Tighe and Bond Engineering to design and engineer the project to get it ready for bid. The overall project expands the capacity and usefulness of the locker rooms at the high school to make their lay out more usable- removing several unused shower stalls, installing new privacy showers, new lockers, creating new team rooms, and more.

As the engineering processed moved forward, Tighe and Bond informed the City in December that based on the engineer project design and cost trends, the project was likely going to be over the appropriated amount.

As a way to get an actual number of what we would be dealing with and how much this project would actually be, I instructed the school department to move forward in issuing a bid package for the project so we could have actual numbers rather than estimates. As a result of the bidding process, the low bidder came in at just under $3.1 million. The attached re-appropriation request is being put forward to fund the project so that it can move forward.

With the recent upgrades to the Auditorium wing of Gardner High School, this would refurbish a second of the three wings of the building, extending the useful life of the high school building for future use as a school.

Respectfully Submitted,

Michael J. Nicholson
Mayor, City of Gardner

ORDER NO. ____

IN CITY COUNCIL _____, 2026

AN ORDER TO REAPPROPRIATE UNEXPENDED BOND PROCEEDS TO OTHER CAPITAL PROJECTS

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

That One Million One Hundred Thousand Dollars and Zero Cents ($1,100,000.00) is appropriated to pay costs of the following capital projects, each of which have a useful life of at least 30 years:

Project Description	Amount
Gardner High School Locker Room/C-Wing Enhancement Project	$1,100,000.00
TOTAL:	$1,100,000.00

and that to meet this appropriation, one million one hundred thousand dollars and zero cents ($1,100,000.00) shall be transferred from a portion of the amount borrowed on June 23, 2022, to pay costs of the Waterford Street Elementary School replacement project, which project is complete and no liability remains, such funds being no longer needed to complete that project, in accordance with G.L. c, 44, §20.

Project	Budget	Expended	Balance	Account Number	Remaining After Completion			
GHS Auditorium Upgrades	$1,500,000.00	$1,500,000.00	$0.00				Original Surplus	$8,475,023.01
GHS Bathroom Upgrades	$50,000.00		$50,000.00				Added Surplus	$2,522,959.10
GHS Locker Room Replacement	$2,000,000.00	$ -	$2,000,000.00				Total	$10,997,982.11
GHS Stair Treds	$80,000.00		$80,000.00					
GMS Sotrefront	$50,000.00	$50,000.00	$0.00				Expended	$3,428,130.46
GMS Roof	$1,875,000.00	$0.00	$1,875,000.00				Unexpended	$7,569,851.65
Waterford Bathrooms	$200,000.00	$225,926.00	-$25,926.00	38199-58994				
Waterford Electrical	$525,000.00	$ -	$525,000.00	38199-58005			Appropriated	$9,286,000.00
Waterford Door	$150,000.00	$63,797.00	$86,203.00	38199-58005			Unappropriated	$1,711,982.11
Waterford Roof	$6,000.00	$3,150.00	$2,850.00	38199-58306				
Waterford Flooring	$200,000.00	$ -	$200,000.00	38199-58993				
GETV Fit out	$50,000.00	$0.00	$50,000.00					
Waterford Ramps	$200,000.00	$0.00	$200,000.00					
Greenwood Roof	$125,000.00	$15,000.00	$110,000.00	38621-58306				
Greenwood Siding	$100,000.00	$63,300.00	$36,700.00	38621-58005	$ 146,700.00			
City Hall Electrical	$525,000.00	$ -	$525,000.00	38193-58005				
City Hall Façade	$50,000.00	$43,200.00	$6,800.00	38193-54804				
City Hall Bathrooms	$85,000.00	$ -	$85,000.00	38193-58994				
City Hall Entryway	$315,000.00	$262,757.46	$52,242.54	38193-58005				
Perry Auditorium	$400,000.00	$401,000.00	-$1,000.00	38193-58306				
Rear Main	$800,000.00	800000	$0.00	28128-54804	$ -			
Total Appropriated	$9,286,000.00	$3,428,130.46	$5,857,869.54					
GHS Locker Room Overage	$1,100,000.00							
If appropriated	$1,100,000.00							
Remaining	$611,982.11							
Remaining with Completion Surplus	$758,682.11							

G-0384-T103

June 10, 2026

Mayor Nicholson
City of Gardner
95 Pleasant Street
Gardner, MA 01440

Re: Reappropriation of Unexpected Bond Proceeds
Garnder High School Locker Room Renovations

Dear Mayor Nicholson:

It is our understanding that the City of Gardner (City) has unexpended funds from a previous project and intends to reallocate these funds to other capital improvements projects. We understand that only projects with an estimated useful life of 30 years are eligible for this funding. The City previously provided Tighe & Bond with a list of potential projects for funding. Tighe & Bond evaluated the list of projects provided by the City and determined which projects had an estimated 30 year useful life based on the project scope and specified materials and would therefore be eligible for construction under this funding.

One of the projects identified previously was renovations and improvements to the locker rooms at Gardner High School. In 2025, the City engaged Tighe & Bond to perform a study and conceptual design effort relative to locker room renovations. Following this study and conceptual design effort, the City engaged Tighe & Bond to develop construction documents suitable for public bid for the project, based upon the previously completed conceptual design effort. The project was bid in the Spring of 2026.

It is our opinion that the Gardner High School Locker Room Renovations Project, as designed, meets the 30 year minimum useful service life criteria. The following list comprises a summary of some of the specific improvements included in the Gardner High School Locker Room Renovation Project, which are expected to have a minimum useful service life of 30 years or more. Note that these scope items below are common for multiple locations in the area of the existing locker rooms including the locker rooms themselves, training room, conditioning room, adjacent office spaces, and storage areas.

Gardner High School Locker Room Renovations Project:

- **Space Reconfiguration:** New walls and/or partitions will be constructed to reconfigure locker room and team room spaces to better support Gardner High School's needs. Existing walls to remain will be repaired and repainted.
- **Door Replacement:** Replacement of existing doors, frames, and hardware with new metal doors, frames, and hardware.
- **Ceiling Replacement:** Replacement of existing ceilings with new lay-in acoustical ceiling systems.

53 Southampton Road
Westfield, MA 01085

T 413.562.1600

TIGHEBOND.COM

- **Flooring Replacement:** Replacement of existing flooring with commercial grade resilient vinyl flooring materials.
- **New Metal Lockers:** New metal lockers will be provided in renovated areas.
- **Plumbing System Upgrades:** Replacement of existing water supply piping, sanitary piping, and vent piping systems.
- **Electrical System Upgrades:** Replacement of lighting and electrical devices including outlets, light switches, and receptacles.
- **HVAC Piping and Ductwork:** New heating hot water supply and return piping and supply and exhaust ductwork will be installed in renovated areas.

If you have any questions, please do not hesitate to contact me at 413.572.3283 or via email at jlcurtis@tighebond.com.

Respectfully yours,
Tighe & Bond, Inc.

Jason L. Curtis, PE
SENIOR VICE PRESIDENT

Registered Professional Engineer Block and Signature



Digitally signed by JASON CURTIS
Date: 2026.06.10 16:00:23-04'00'

Signature and Date

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Gardner High School Locker Room Renovation Study

Gardner High School
Gardner, MA

January 2026

Executive Summary

Tighe & Bond was contracted by the City of Gardner to develop a preliminary design for the renovation and reconfiguration of the existing Gardner High School (GHS) locker rooms and associated opinion of probable construction cost (OPCC). Tighe & Bond retained the services of Architectural Resources Cambridge (ARC) as project architect to develop conceptual design layouts based on programmatic input provided by GHS. GHS stakeholders engaged during the program development included Mark Hawke (Director of Finance & Operations) and Dan Forte (Athletic/Recreation Director).

GHS's desired programming for the locker room renovation project included the following:

- Four (4) flexible athletic rooms and one (1) larger football team room with director exteriors access. The team rooms will include the following features:
    - Separate boys/girls and separate home/away team rooms
    - Audio-visual provisions for future film viewing
    - Large adjoining doors between adjacent rooms
- Weight room increased to double in size
- Training room size increased by 50% and will include the following amenities:
    - Washer and dryer
    - Bottle filling station
    - Two trainer/treatment tables
- Maximize storage areas
- Provisions for concession table in nook in hallway
- Changing rooms for 2-3 referees

ARC's conceptual layout, found in Appendix A, includes renovating and reconfiguring the existing locker rooms to provide team rooms and support spaces based on the requested program summarized above. The enclosed report includes a description of the current locker room and support areas mechanical, plumbing, and electrical systems, identifies the system's existing conditions, and provides recommendations for improvement based on the proposed renovations. These two items served as the basis for the OPCC developed by our third part cost estimator, which is included in Appendix C. Based on the study, structural modifications are expected to support the new roof mounted mechanical equipment; these modifications will be designed during the forthcoming design phase. This potential scope is not currently included in the conceptual cost estimate; therefore, we recommend carrying a contingency allowance of $50,000–$75,000 to account for possible structural modifications.

The cost estimate, found in Appendix C, for the proposed renovations illustrated in the ARC concept plans and the accompanying narrative was developed by PM+C as follows:

"Gardner High HS Locker Room Upgrades 9.3.25 STUDY rev1"	
Total Estimated Construction Cost	**$ 2,976,603**
ALT1 HVAC Option 2 (Add Cooling to Locker/Training Rooms)	$ 54,360 (add)
ALT2 HVAC Option 3 (Add Cooling to Conditioning Room)	$ 20,385 (add)

In 2026 the building was assessed at $32,276,000. 521 CMR 5.38 defines "full and fair cash value of the building" to be the assessed value equalized using the Massachusetts DOR's Equalized Valuation assessment ratio. The most recent 2024 Assessment Ratio for commercial properties in Gardner is 0.95. The equalized assessed value equals $33,974,737. Given the recent auditorium upgrades valued at $2,482,700 in addition to the proposed locker room renovations valued at $2,976,603, the total renovations are not anticipated to exceed 30% of the full and fair cash value of the building ($10,192,420) and trigger 521 CMR – Architectural Access Board Regulations requiring the building to comply with the access code. Additionally, the cost of the proposed improvements do not appear to trigger MGL Chapter 148 compliance in that the proposed alterations are not expected to cost more than 33% ($11,211,622) of the assessed value of the building, which would require automatic fire sprinkler protection to be added throughout the existing building.

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Appendices

Appendix A: Conceptual Demolition and Proposed Floor Plan
Appendix B: Gardner High School Record Plans
Appendix C: Conceptual Construction Cost Estimate

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SECTION 1 | Summary

1.1 Summary

Tighe & Bond was engaged by the City of Gardner and Gardner Public Schools to provide a preliminary design for renovations and upgrades to the existing girls and boys locker room areas. Tighe & Bond provided descriptions of the existing mechanical, electrical, plumbing (MEP) and structural systems, their observed existing conditions, and recommendations for system and equipment improvements based upon preliminary design renovations layout completed by Architectural Resource Cambridge (ARC). The preliminary design includes modifications to the locker rooms, team rooms, strength and conditioning room, offices, storage rooms and training room. ARC preliminary design documents can be found in Appendix A.

The study includes the following key categories:

- Observed condition of the equipment and systems.
- Recommendations and prioritization for improvements and/or replacement of the equipment and systems.

The information obtained through this study will be used to plan for preliminary design considerations and cost estimating services for the forthcoming Locker Room Renovation project.

The assessment effort began with site observations on July 18, 2025. Tighe & Bond staff were escorted through the building by GHS facility staff who demonstrated extensive knowledge of the existing systems and the maintenance history of those systems. The toilet and combined toilet/shower rooms are not planned to be renovated as part of this project and their existing conditions are not included in this study. (G-11, G-13, G-17, G-18, G-37, G-38).

Description Terms/ Classifications ratings:

- Excellent:
  - No observed damage, corrosion, or deterioration visible.
  - Life Span: within 25% of it's mean service life expectancy.
  - Maintenance: limited to no repair required to date.
  - Safety: no apparent risk to facility staff and/or building occupants.
- Good:
  - Limited observed damage, corrosion, or deterioration visible.
  - Life Span: within 50% of it's mean service life expectancy.
  - Maintenance: limited to no repair performed to date.
  - Safety: no apparent risk to facility staff and/or building occupants.
- Fair:
  - Observed damage, corrosion, and/or deterioration visible.
  - Life Span: within 75% to 100% of it's mean service life expectancy.
  - Maintenance: periodic repair performed to date.
  - Safety: moderate risk to facility staff and/or building occupants.
- Poor:
  - Extensive observed damage, corrosion, and/or deterioration.
  - Life Span: past 100% of it's mean service life expectancy.
  - Maintenance: multiple and ongoing repair performed to date.
  - Safety: considerable risk to facility staff and/or building occupant.

Equipment / System replacement priority rating:

*	Low priority, no work required
**	Moderate priority, minor work or continued scheduled maintenance only
***	High Priority, Lack of action poses critical risk to business continuity.
****	Immediate priority, Lack of action poses critical risk to business continuity and /or poses risk to facility personnel and building occupants.

1.2 Equipment / Systems Assessments / Priorities

TABLE 1-1 **Boys Locker Room, Girls Locker Room, Training Room, Strength and Conditioning Room**				
Equipment / System	**Physical Condition**	**Anticipated Remaining Life**	**Priority**	**Notes**
Structural				
Foundation	Fair	15-20 years		Foundation appears to be in fair condition based on observable areas.
Walls	Fair	15-20 years		Walls appear to be in fair condition, apart from a section of wall where the paint and masonry are deteriorated but still serviceable.
Concrete Floor	Fair	15-20 years		Concrete floors in areas observed appear to be in fair condition.
Roof Framing	Fair	15-20 years		Roof framing in areas observed appear to be in fair condition.
Plumbing				
Water Heater	Excellent	10 to 15	*	Domestic water heater storage tanks have been replaced and are in excellent condition.
Floor Drains	Fair/Good	30	**	Existing shower room floor drain grates are in fair condition and are to be removed in the new design. Existing floor drain grates location in the various toilet rooms appeared to be in good condition and are anticipated to remain in the new design.
Vitreous China Fixtures	Good	25 to 30	**	Existing vitreous China fixtures are in good condition and are intended to remain in the new design.
Flushometers	Good	10 to 15	**	Existing flush valves are in good condition and are intended to remain in the new design.
Faucets	Good	10 to 15	**	Existing faucets are in good condition and are intended to remain in the new design.
Drinking Fountains	Good	10 to 15		Existing drinking fountains are in good condition, however the existing drinking fountain in the boy's locker room is planned to be removed and replaced in the new design.
Copper Piping Systems – Domestic Water Systems	Good	35 to 50	**	Majority of the domestic water piping was insulated and not visible, however the small segments of uninsulated copper piping appeared to be in good condition.

Mixing Valves	Fair	10 to 15		There are two thermostatic mixing valves located in the boiler room that are both in fair condition. It is assumed that (1) mixing valve is for high flow conditions and (1) mixing valve is for low flow conditions.
Electrical				
Lighting	Fair	0-5 years	***	Lighting is operational and is retrofitted with LED lamps for energy savings. Overall lighting condition is poor. Most fixtures do not have lenses and are in various stages of repair. Lighting will require replacement in the new design.
Emergency Lighting and Exit Signs	Fair	0-5 years	***	Emergency Lighting was observed in locker rooms, toilet rooms and staff areas. Existing locations are fed via the emergency generator in a normally-off arrangement. Emergency lighting and exit signs will require replacement in the new design, removed from generator power and equipped with standby batteries.
General Purpose Receptacles	Fair	0-5 years	**	GFCI protection is provided in required locations. Potential for circuit breaker tripping is high. Observed multiple refrigerators connected to single convenience branch circuits. Additional receptacles will be required in the new design.
Equipment Connections	Fair	0-5 years	***	Some receptacles retrofitted (duplex to quad) to allow multiple connections in Strength Area; multiple refrigerators plugged into one duplex. Additional receptacles, branch circuits and connections will be required in the new design.
Conduit & Wiring	Fair	0-5 years	**	Minimal branch circuitry provided in original construction. Some circuits utilize shared neutral conductors. Additional circuits will be required to support proposed renovations.
Fire Alarm Devices	Fair	0-5 years	**	Fire alarm coverage meets minimum coverage requirements. Additional audio/visual signals, smoke and heat detectors will be required to support proposed renovations.
Paging/Class Program/Wireless Clock System	Fair	0-5 years	**	Paging/Class Program/Wireless Clock System were operational. Additional locations will be required to support proposed renovations.
Electrical Disconnects	Fair	0-5 years	**	Some obsolete disconnect switch manufacturers observed. Demolition and replacement of the existing equipment is required.

Mechanical				
Locker Room H&V Units, HV-8 and HV-9	Poor	none	****	Usual wear and tear for 50 year old unit. System operates, but should be replaced as part of the proposed renovations.
Exercise Gym UV	Poor	none	****	Usual wear and tear for 50 year old unit. System operates, but should be replaced for new design. UV coil and casing are original and past their end of life. The casing and painting is aged and damaged. Unit should be replaced as part of the proposed renovations.
Ductwork systems	Fair	0-5 years	****	Existing ductwork was found to be in fair condition and no corrosion was observed. The existing ductwork is not adequate to serve the new locker room design.
Hydronic Piping systems	Fair	0-5 years	****	Existing hydronic piping is beyond its useful life and no significant exterior corrosion was observed. Without destructive testing of the piping it is not possible to determine the condition. The existing piping is not adequate to serve the new locker room design.
Roof Exhaust Fans	Poor	none	****	Exhaust Fans were not operable at time of site visit, and their performance is unknown. Units are at least 20 years old and should be replaced for the new design.
Ceiling Exhaust Fans	Poor	none	****	Ceiling exhaust fans were not operable at time of site visit. Outlet source for the air could not be located. Unknown fan performance. Units are at least 20 years old should be replaced for the new design.
New Head End Controls	Good	10 to 15 years	****	A new Niagara JACE head end was provided within the past 5 years. These controls can remain and be reconnected to the new controls for the new design.
Existing controls	Poor	none	****	Other than the new head end, the controls are past their useful service life.
Convectors	Fair	5 to 7 years	****	Usual wear and tear for 50 year old unit. System operates. Unit coil and casing are original and past their end of life, the casing and painting is aged and damaged. Unit should be replaced for the new design.
Finned Tube Radiation	Poor	none	****	Usual wear and tear for 50 year old unit. System operates. Unit coil and enclosure are original and past their end of life, the enclosure and painting is aged and damaged. Unit should be replaced for the new design.

SECTION 2 | Existing Conditions and Observations

2.1 Building Summary

The Gardner High School, opened in 1975, serves approximately 800 students for grades 8 through 12. The current locker rooms are not used regularly and the showers have not been used for many years. The team rooms appear to be the most used during seasonal sports, and the offices are used regularly by staff.

2.2 Mechanical Systems

The Gardner High School is heated by a central boiler plant that includes three (3) non-condensing, dual-fuel heating hot water boilers and associated circulating pumps to deliver heating hot water to heating and ventilating units and terminal heating equipment throughout the building. Locker room accessory spaces are heated by fin tube radiation and convectors, the exercise room is heated and ventilated by a unit ventilator, and the two locker rooms are served by heating and ventilation-only air handling units that provide ventilation air via a ducted system.

HEATING AND VENTILATING UNITS (H&V UNIT)

a. The existing vertically arranged H&V units were constructed by the same manufacturer (Trane). The two (2) units bear the same construction and component assembly. The unit casings are all constructed of steel. Both units are comprised of the following sectional components in order from bottom to top:
    i. Inlet mixing box with angled air filter bank. Outside air (OA) enters from a louver in the exterior wall that is ducted to one side at the bottom, and the ducted return air (RA) enters the opposite side at the bottom. The filter box is located above the OA and RA connections. The outside air and return air ducts utilize a proportional air damper linkage which controls the amount of outside air and return air that enters the air handling unit. Each unit is arranged to deliver 50% outside air.
        1. Associated roof and ceiling exhaust fans relieve pressure from the outside air ventilation.
    ii. Heating coil: multi-row coil utilizing freeze-stat freeze protection damper.
    iii. Supply air fan: constant volume double width, double inlet fan.

HEATING UNIT VENTILATORS

a. The exercise room is heated and ventilated by a unit ventilator, designed to handle 30-percent outside air. This type of HVAC unit is not suited to meet the typical high occupant and associated ventilation demands of any high occupancy space. The unit ventilator includes return and outdoor air dampers, hot water coils with face and bypass dampers, and a supply fan. A ceiling exhaust grille and rooftop exhaust fan relieves air from the space.

Other than the newer water control valve and damper actuators, the units are approaching 50 years old, and all units are in poor condition. Replacement of the existing equipment is recommended.

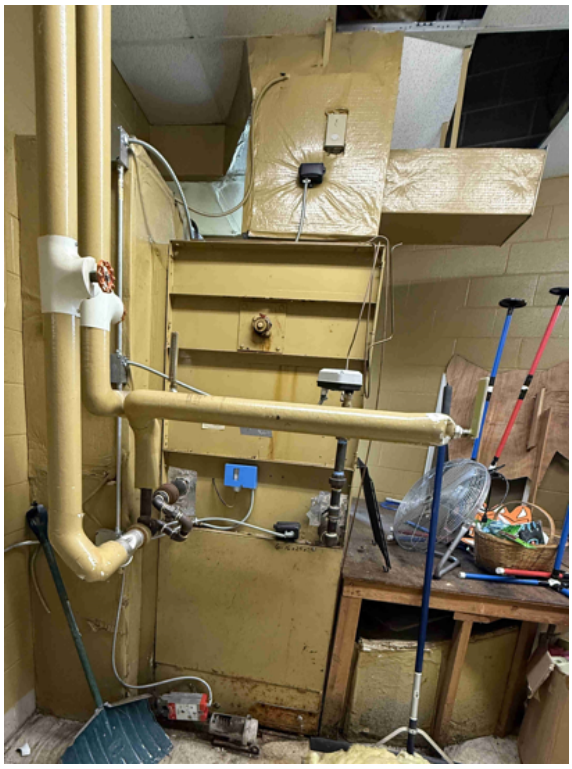


FIGURE 2-1 Photo 1 H&V Unit



FIGURE 2-2 Photo 2 Unit Ventilator

FINNED TUBE RADIATION

Offices and restrooms in the locker room area are served by wall mounted finned tube radiation units. The units have finned tube radiation heating elements and heavy gauge painted metal enclosures. Hot water flow through the heating element is controlled by two-way control valves.

CONVECTORS

Miscellaneous offices and restrooms in the locker room area have wall recessed hydronic convection heating units. The units have finned tube radiation heating elements and painted metal enclosures. Hot water flow through the heating element is controlled by two-way control valves.



FIGURE 2-3 Photo 3 Finned Tube Radiation



FIGURE 2-4 Photo 4 Convector

The finned tube radiators and convectors are approaching 50 years old and the painted enclosures are in poor condition. Replacement of the existing equipment is recommended.

CEILING AND ROOF EXHAUST FANS

Restrooms utilize both a ceiling exhaust fan and separate ceiling exhaust grilles ducted to roof exhaust fans. The ceiling exhaust fans were installed at some point after the initial 1976 construction. There are no drawings for the ceiling exhaust fans installation. The termination location of exhaust air is unknown.

The locker room H&V units provide 50 percent outside air, and the restroom exhaust fans appear to operate at the same flow rate without energy recovery. This is inefficient and does not meet current code. The existing roof exhaust fans are also approaching 50 years old and the units are in poor condition. Demolition and replacement of the existing equipment is recommended.



FIGURE 2-5 Photo 5 Ceiling Exhaust Fan and Exhaust Grilled Ducted to Roof Exhaust Fan

HVAC CONTROLS

Recent controls upgraded circa 2022 included an extension of the existing building's Niagara Tridium-based Honeywell Controls Building Management System (BMS). H&V and UV units had their control valve actuators replaced with new DDC actuators, all wall thermostats were replaced, and UV control valves and control dampers replaced. The BMS is web-based.

The controls system is relatively new and can be readily expanded. Tighe & Bond recommends new HVAC equipment be provided with controllers that can be integrated into to the existing Honeywell BMS.



FIGURE 2-6 Photo 6 Wall Thermostat with Display

DUCT AND HYDRONIC PIPING DISTRIBUTION SYSTEMS:

The existing duct and hydronic piping are in fair condition but past their expected useful service life. Ducts connected to the H&V units in the storage rooms were observed to have air leakage while on site. The piping system is in fair condition, with no obvious or noticeable leaks, however, the system is past its useful life.

Tighe & Bond recommends that the existing duct and hydronic systems be fully replaced within the limits of the project renovation area.

2.3 Plumbing Systems

Domestic cold water in the gymnasium portion of the building is supplied by a 4" domestic water main.

The building contains two (2) gas fired Lochinvar boilers and two (2) Lochinvar hot water storage tanks. It appears that one of the Lochinvar hot water storage tanks was replaced approximately one year ago. The domestic hot water plant is located in the boiler room and appears to be in good condition. The domestic hot water system is tempered down to 120°F via two thermostatic mixing valves, one mixing valve for high flow conditions and the other for low flow conditions. There is an existing hot water recirculation line from the gymnasium portion of the building.



FIGURE 2-7 Photo 7 Storage Tanks



FIGURE 2-8 Photo 8 Domestic Hot water Boilers

The drainage and vent systems serving the existing locker room area are located within wall cavities and could not be observed apart from the vent stack above the roof-line. The occupants did not report any plumbing issues with the system. The existing

PLUMBING NOTED DEFICIENCIES:



FIGURE 2-9 Photo 9 Girls Shower Head and Mixing Valve



FIGURE 2-10 Photo 10 Girls Shower Room Floor Drain



FIGURE 2-11 Photo 11 Boys Shower Room and Floor Drain

No deficiencies were noted within the heating plant related to the heating hot water equipment/system. Please refer to the 'recommendations' section for pragmatic modifications to the plant.

2.4 Electrical Systems

LIGHTING

a. Existing lighting throughout the proposed renovation space includes surface mounted 1x4 wraparound fixtures with prismatic lenses and surface mounted 1x4 vaportight fixtures with prismatic lenses, both appear to be original to the building. Lighting is in various stages of repair. Lamps appear to be LED retrofits for energy savings. Limited automatic lighting controls were observed and appear in various stages of repair. Demolition and replacement of the existing lighting is recommended.
b. Lighting controls are predominately manual switch controls. Some locations such as teacher offices and single toilets have outdated occupancy sensors. Locker areas also contained some functional automatic controls which appear older and warrant replacement.

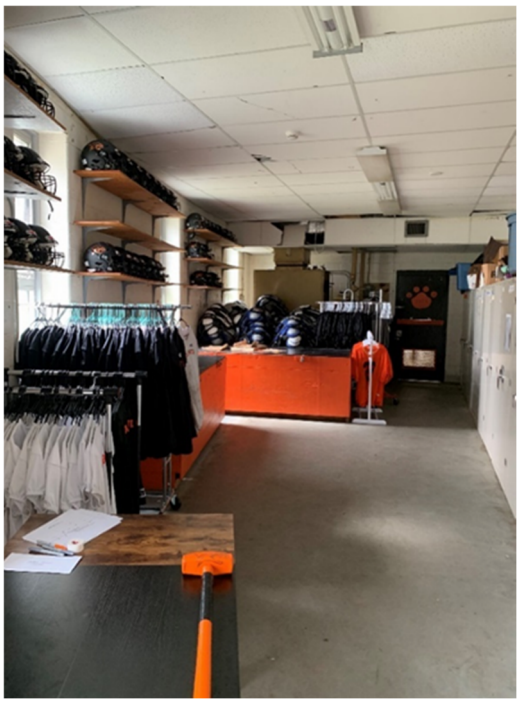


FIGURE 2-12 Photo 12 Equipment Room Lighting



FIGURE 2-13 Photo 13 Training Room Lighting



FIGURE 2-14 Photo 14 Boys Shower Lighting



FIGURE 2-15 Photo 15 Girls Locker/Shower Room Lighting

EMERGENCY LIGHTING AND EXIT SIGNS

a. Existing emergency lighting and exit signs appear to be original to the building. Placement of emergency lighting is minimal, typically in toilets and locker areas but not in larger storage areas. Exit signs are the non-illuminated types which do not meet current OSHA standards and NFPA 101 Life Safety Code. The equipment is in various stages of repair. Demolition and replacement of the existing emergency lighting is recommended.



FIGURE 2-16 Photo 16 Emergency Lighting Fixture

RECEPTACLES, BRANCH CIRCUITRY AND EQUIPMENT CONNECTIONS:

a. Minimal duplex receptacles are provided throughout the Girls and Boys Locker Rooms.

b. In the Training and Equipment areas, additional receptacles are required to provide adequate coverage for equipment. The presence of plug strips also suggests more receptacles are needed in locations to suit the tasks at hand. Most equipment observed in the spaces such as refrigerators and coolers was served by the convenience receptacles. New installations will be served by GFCI protected dedicated branch circuits.

c. In the Conditioning Area, additional receptacles are required to provide adequate coverage for equipment. Most fitness equipment locations appear to have been driven by existing receptacle locations. All the fitness equipment observed in the space, such as treadmills, were served by the convenience receptacles. New installations will be served by dedicated branch circuits as required.



FIGURE 2-17 Photo 17 Equipment Room Refrigerator Sharing Convenience Receptacles Circuit



FIGURE 2-18 Photo 18 Training Room Plug Strip Used to Relocate Power to Desired Receptacle Location

DISCONNECT SWITCHES

Disconnect switches and motor starters serving existing heating and ventilation equipment appear original to the installation. Being the Federal Pacific brand, which is an obsolete manufacturer, any required repairs to the existing heating and ventilation motor starter and disconnect switch equipment connections would require replacement. Demolition and replacement of the existing equipment, in coordination with proposed HVAC upgrades, is recommended.



FIGURE 2-19 Photo 19 HVAC Equipment Disconnect Switch Location

a. Some circuits could be using the raceway as a ground path and sharing neutral conductors. This practice, while previously common, is not consistent with current NEC requirements for dedicated Equipment Grounding Conductor and dedicated neutral conductor. In order to comply with current NEC code and ensure safe operation of the electrical system, demolition and replacement of the existing branch circuit circuitry is recommended. All new branch circuits should be installed with dedicated neutral and equipment grounding conductors per NEC. Demolition and replacement of the existing branch circuitry, in coordination with the proposed renovations, is recommended.

FIRE ALARM SYSTEM:

a. The locker rooms are served by circuits from the existing local transponder panels in the Gymnasium Service Room networked to the existing Simplex 4100 fire alarm system control panel located in the Receiving area of Administration Wing. The fire alarm system includes 100% smoke and heat detector coverage in all spaces. Manual pull stations are located at exit doors and paths of egress. Audio/visual notification is provided by horn strobe units located throughout the building.
b. Fire alarm coverage in the locker rooms was limited to audio/visual signals. Fire alarm audio/visual devices in student and staff spaces were located in limited quantities. Demolition and replacement of the existing audio/visual signals and wiring, in coordination with the proposed renovations, is recommended. The addition of smoke detectors and heat detectors is also required.
c. Smoke detectors for area protection were not observed.
d. Duct smoke detectors for H&V unit shutdown were not observed in any supply or return ductwork.

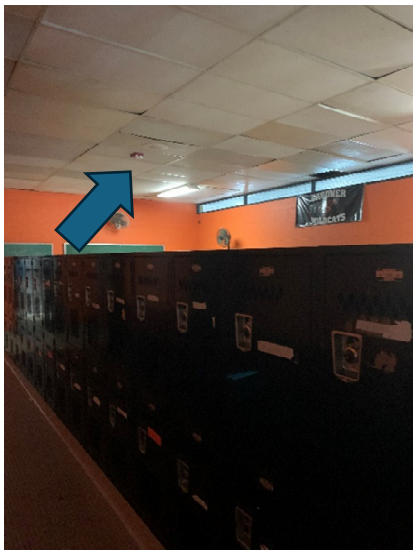


FIGURE 2-20 Photo 20 Locker Room Fire Alarm Signal

PAGING/CLASS PROGRAM/WIRELESS CLOCK SYSTEM:

a. Paging/Class Program/Wireless Clock System coverage was limited to ceiling speakers in the Girls and Boys Locker Rooms. Demolition and replacement of the existing equipment and replacement with new wall and ceiling mounted Paging and Class Program speakers to match existing is recommended. Additional power supplies and interface equipment shall also be included to accommodate the new wall and ceiling speaker additions.
b. Staff spaces coverage were provided by combination clock/speaker assemblies retrofitted with wireless clocks. Demolition and replacement of the existing equipment is recommended and replaced with new wall and ceiling mounted wireless clocks. Additional power supplies and interface equipment shall also be included to accommodate the new wireless clock additions.



FIGURE 2-21 Photo 21 Staff Area Paging/Program/Wireless Clock System

2.5 Structural Systems

The Gardner High School locker room area is constructed using 8-inch concrete masonry units (cmu) on a concrete foundation. The masonry walls support an open web steel joist roof system with galvanized metal decking.



FIGURE 2-22 Photo 22 CMU partition wall

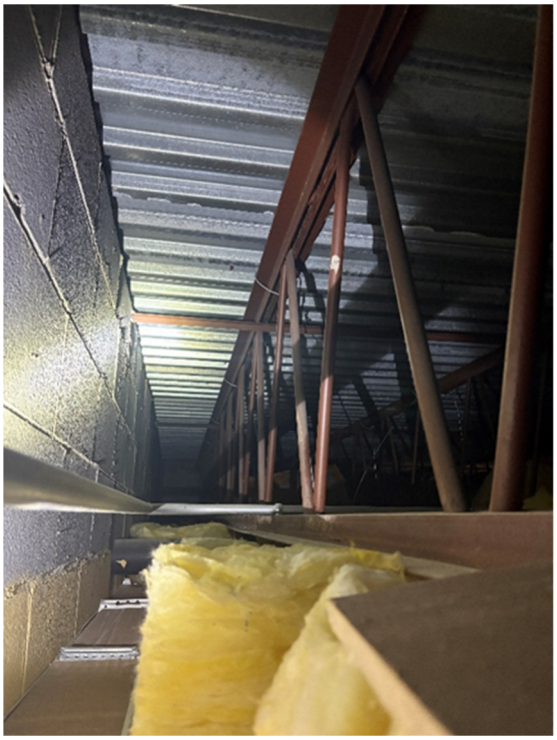


FIGURE 2-23 Photo 23 OWSJ and metal deck

Observed structural systems throughout the locker room area appear to be in fair serviceable condition. We did not observe any evidence of overstress during our site walk. No signs of significant building movement or water infiltration were noted at the time of our site visit. There were no cracks in the architectural tiles which is a sign that the floor slab has not experienced differential settlement.

SECTION 3 | Recommendations

3.1 System / Equipment Replacements

Existing Structural, Mechanical, Plumbing and Electrical drawings have been included for reference in Appendix B.

Electrical Recommendations

- Lighting: Provide new LED luminaires with 0-10V dimming capability with manual and automatic lighting controls.
- Exit signs and Emergency Lighting: Provide illuminated exit signs and emergency lighting battery units or LED downlights with integral batteries.
- Automatic Lighting Controls: Provide non-networked low voltage 0-10V dimmable lighting controls with low voltage wall stations. System will utilize 0-10V dimming switch packs and low voltage wall switches per lighting control zone, occupancy/vacancy sensors and daylighting photocells. Small areas and toilets will utilize wall box type occupancy sensors.
- Receptacles: Provide new tamperproof duplex receptacles 12 feet on center throughout. In Conference room and Offices, provide energy-controlled receptacles with top-half switched outlets interfaced with local automatic lighting controls to meet current energy codes. Receptacles will be provided for wall mounted monitors, printers and appliances.
- Branch Circuit Wiring: New branch circuit wiring shall be provided for new lighting, and receptacles. Dedicated branch circuits will be provided for mechanical equipment and ice machines, laundry equipment and conditioning equipment, sized to equipment requirements. Wiring methods will include minimum ¾" conduit and type MC metal clad cable. Minimum wire size shall be #12AWG.
- Fire Alarm System: New ADA compliant horn/strobe units and smoke detectors shall be provided, served by circuits from the existing local transponder panels in the Gymnasium Service Room networked to the existing Simplex 4100 fire alarm system control panel. The updated fire alarm system equipment in this area will include 100% smoke and heat detector coverage, manual pull stations located at exit doors and paths of egress and audio/ visual notification provided by horn strobe units located throughout the renovated spaces. Fire alarm system wiring shall be run in minimum 3/4 inch conduit with type MC fire alarm cable wiring permitted in select locations.
- Paging/Class Program/Wireless Clock System: New clock/speaker units with wireless clocks will be provided in offices, training room and conference room. Equipment Replacements will include new wall and ceiling mounted Paging and Class Program speakers to match existing as well as additional power supplies and interface equipment to accommodate the new wall and ceiling speaker additions. All new Paging/Class Program/Wireless Clock System devices shall be wired back to new power supplies connected to the existing Paging/Class Program/Wireless Clock System. Paging/Class Program/Wireless Clock System wiring shall be run in minimum 3/4 inch conduit with type MC cable wiring permitted in select locations.
- Panelboards and Distribution Panelboards: All new branch circuit wiring shall be connected to new and existing circuit breakers existing panelboards located in Service Room. Electrical capacity has been reviewed and provisions for mechanical system expansion were included in previous switchboard and panelboard replacement renovations.
- New large HVAC equipment will be served with new feeders from new circuit breakers provided in existing distribution panel located in Service Room. Electrical capacity has been reviewed and provisions

for mechanical system expansion were included in previous switchboard and panelboard replacement renovations.

- Mechanical Connections: All mechanical equipment will be provided with local disconnecting means to deenergize equipment from electrical supply. A flexible metal conduit and connection will be provided from each disconnecting means to mechanical equipment, sized to suit mechanical equipment power requirements.

Pros:

- Meets current electric code
- Meets current energy code
- Improved emergency egress with expanded exit signage and emergency lighting.
- Improved safety with expanded fire alarm detection and notification coverage, GFCI protection, dedicated neutrals and equipment grounding conductors.
- Improved energy savings with updated lighting and controls.
- Improved user experience with expanded receptacle and equipment connections to refrigerators, therapy and fitness equipment.

Cons:

- Corridor ceiling removals around gymnasium are required to route new circuits and low voltage services to locker room locations and new HVAC equipment from Service Room.
- Older fire alarm and paging/program system equipment may require upgrades to accommodate new additions.

Structural Recommendations:

- Existing non-load bearing partition walls which are no longer needed for the new layout shall be demolished. New partition walls defining the new rooms will be constructed using new concrete masonry units.

HVAC Recommendations:

Existing ductwork and piping to be replaced in their entirety to serve the new program.

- To meet current code ventilation requirements, the outside air (OA) rates will likely increase from the existing 4,900 CFM to 5,850 CFM. The new ventilation system will utilize air side heat recovery and the heating load should decrease by about 200 MBH, therefore the existing pipe sizes serving the area will suffice.

Equipment Room		
Description		
Relative Need	Energy Efficiency	
**	▲	**Plumbing Recommendations**: Based on the proposed Equipment Room layout and equipment shown: • New laundry valve box with integral water hammer arrestors, underground sanitary waste, and vent required for proposed washing machine. Trenching will be required to extend the underground sanitary waste line to nearest underground sanitary waste line. Vent to be connected into and existing appropriately sized vent line. • New CW and HW lines are to be extended from nearest appropriately sized mains and connected to new laundry valve box.
**	▲▲	**HVAC Recommendations:** Based on the proposed Equipment Room layout and equipment shown: Dryer Makeup Air System • Equipment room dryer exhaust makeup air will be provided by a single 1600 CFM Makeup Air Unit (MAU) within the room. The MAU will include a supply fan, hydronic heating coil with 2-way control valve, a freeze pump, and filters. The outside air will be ducted to a louver on the wall (or roof mounted gravity ventilator) and supply air will be ducted to a duct mounted supply grille. Dryer Exhaust Systems • Dryer exhaust vents shall be ducted to the outdoors. Dryer exhaust system shall consist of individual dryer vent ducts routed up through the roof, with dryer jack type exhaust terminals.
**	▲▲▲▲	**Electrical Recommendations:** *See General Requirements above.* • Provide power receptacles for proposed washers and dryers and proposed mechanical equipment. New receptacles and mechanical equipment connections will require new branch wiring and conduit from adjacent panelboards.

Locker Rooms/ Team Rooms		
Description		
Relative Need	Energy Efficiency	
****	▲	**HVAC Recommendations:** • In all the options below, space heating is provided by hydronic heating comprised of finned tube radiation and convectors similar to the existing system. All rooms shall be provided with a minimum of 0.5 CFM/sf of ventilation and exhaust air, for a combined total of 2,650 CFM. Option 1: • Replace existing H&V units with new energy recovery ventilators (ERV) utilizing MERV 13 filtration, and energy efficient fans capable of variable speed operation. • Replace existing three-way hot water coil modulating control valves with two-way valves. Pros: • Meets current energy code • New two-way control valves allows for more efficient boiler plant pump operation. • Direct Drive Fans no longer need to replace fan belts. Cons: • Poor comfort in warmer months will persist without the implementation of a cooling service. Option 2: • Provide dehumidification/cooling ability for locker and team rooms. Similar to option 1, but instead of providing an ERV provide roof top dedicated outside air system (DOAS) with DX cooling coil to provide cooling and dehumidification during warmer months. Pros: • Meets current energy code • New two-way control valves allows for more efficient boiler plant pump operation. • Direct Drive Fans, no longer need to replace fan belts. • Increased comfort and air quality in warmer weather. Cons: • Additional capital costs.

**	▲	**Plumbing Recommendations:** • Based on the proposed design, the existing Girls Locker Room and Boys Locker Room showers are to be removed in their entirety: • Gang showers (25 shower valves) in the Girls Locker Room and gang showers (24 shower valves) in the Boys Locker Room are to be removed. • (12) Floor drains in the Girls Locker Room and (4) floor drains in the Boys Locker Room associated with the removal of the showers are to be removed. • Associated domestic Cold Water (CW), Hot Water (HW) and Hot Water Return (HWR) piping are to be cut back and extended to new proposed shower locations and/or cut back to nearest active main and capped. • The existing underground sanitary waste and vent piping associated with the showers to be removed shall be removed back to nearest active main and capped. No dead ends are to be allowed. This will require slab work to remove the underground piping, floor drains, and piping. • Portions of the existing underground sanitary waste could be abandoned in place, however both ends of the piping segment to be abandoned in place would need to be capped on both ends. • Associated underground vent piping could also be abandoned in place, however it would need to be capped below the slab and the associated above slab vent piping shall be removed back to nearest active main and capped. • New shower rooms are to be provided in the Girls Locker Room and in the Boys Locker Room. • New floor drains and underground cast iron piping to be provided to suit proposed shower room layout and connect into the nearest existing, properly sized sanitary waste line. Vent lines to be connected into and existing appropriately sized vent line. • New CW and HW lines to be extended from nearest appropriately sized mains and connected to new shower valves. • New HWR line(s) to be provided and connected to nearest appropriately sized existing HWR line. • Remove existing drinking fountain in the Boys Locker Room and provide new drinking fountain at new location. • Existing sanitary waste, vent, and CW lines are to be removed and cut back to nearest active main and capped. • New sanitary waste, vent, and CW lines are to be provided and extended to proposed drinking fountain that is to be located in the Boys Locker Room. Pros • Proposed Girls Locker Room showers and Boys Locker Room showers appear to be located in the vicinity to an appropriately sized existing underground sanitary waste line based on existing plumbing drawings.

		Cons • Slab work/trenching would be required to remove the existing shower room floor drains and associated underground sanitary waste and vent and also for new underground sanitary waste and vent piping. • Slab work/trenching required for new underground sanitary waste line associated with proposed drinking fountain.
**	▲▲▲▲	**Electrical Recommendations:** *See General Requirements above*

Conditioning Room		
Description		
Relative Need	Energy Efficiency	
****	▲	**HVAC Recommendations:** In all the options below, the ventilation requirements are 500CFM, the space heating is provided by hydronic heating comprised of finned tube radiation and convectors similar to the existing system. Option 1: Same as Locker and Team Rooms system option 1. Option 2: Same as Locker and Team Rooms system option 2. Option 3: • If option 2 is not chosen for Locker and Team rooms and dehumidification is still desired for the conditioning room, provide the following: • Replace existing H&V units with new units with energy recovery ventilators (ERV), MERV 13 filtration, and energy efficient fans capable of variable speed operation. In series with the ERV, provide high OA capable duct mounted split DX coil with integration to an grade or roof mounted outdoor condensing unit. • Replace existing three-way hot water coil modulating control valves with two-way valves. Pros: • Meets current energy code • New two way control valves allows for more efficient boiler plant pump operation. • Direct Drive Fans, no more need to replace fan belts. • Increased comfort and air quality in warmer weather. • Less capital cost than DOAS to provide dehumidification. Cons: • More complicated than packaged all in one DOAS system.

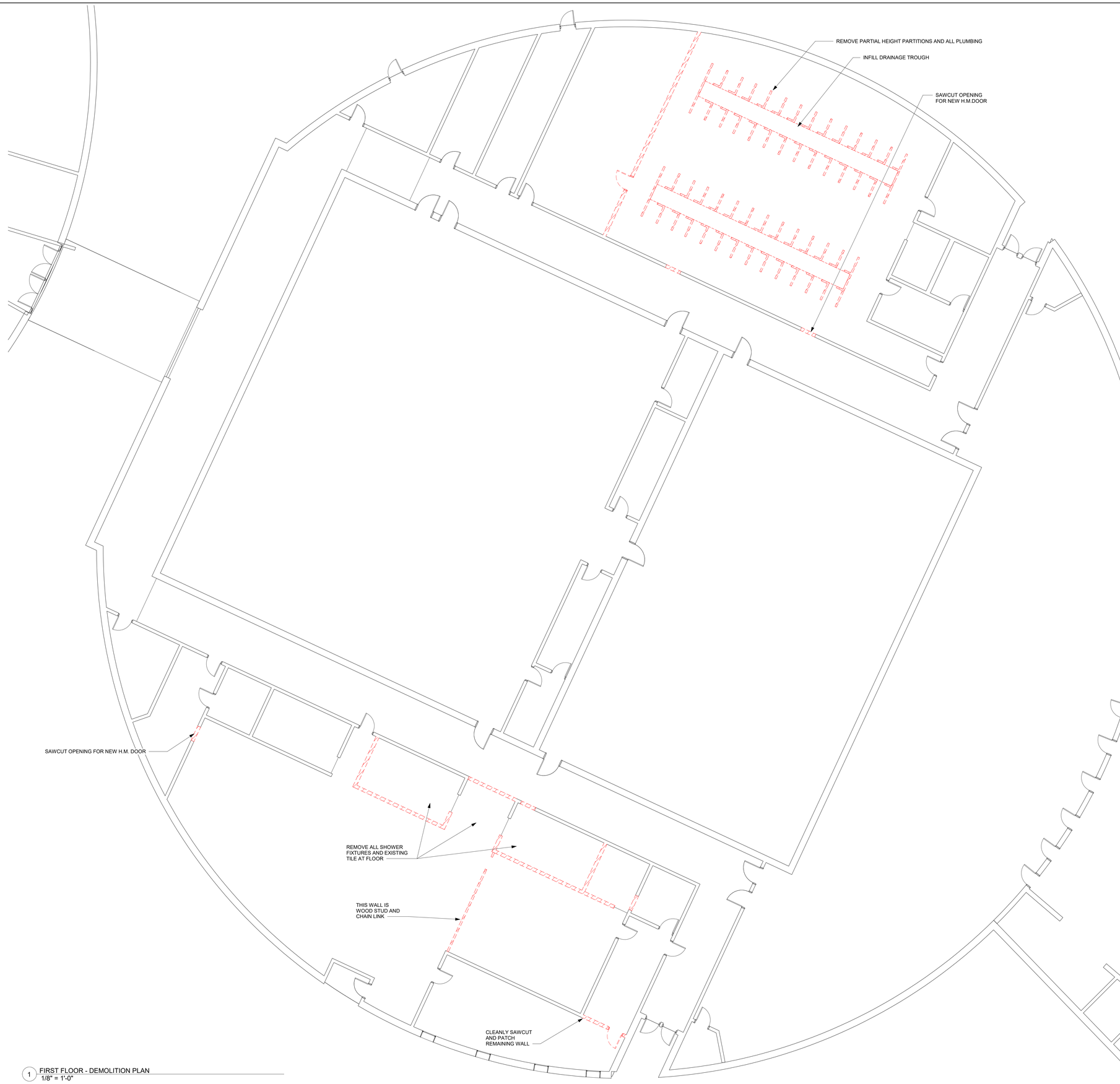
Description		
Relative Need	Energy Efficiency	
		• More capital costs than heating only system.
**	▲	**Plumbing Recommendations:**
**	▲▲▲▲	**Electrical Recommendations:** *See General Requirements above*

Training Room		
Description		
Relative Need	Energy Efficiency	
****	▲	**HVAC Recommendations:** In both options below, the 100 CFM of ventilation will be provided by a branch duct served by the ventilation system option chosen to service the locker and team rooms, as described above. Option 1 Cooling will not be provided. Space heating will be provided by finned tube radiation similar to the existing system. Pros: • Low first cost • Simple Controls Cons: • Poor thermal comfort in warmer months. Option 2 Cooling and heating will be provided by a new indoor split unit and exterior heat pump unit. Supplemental finned tube radiation will be provided for colder weather. Pros: • Energy efficient • Provides both cooling and heating • Simple Controls • Partial electrification of heating. Cons: • Additional first cost. • Additional energy cost for cooling.
**	▲	**Plumbing Recommendations:** Based on the proposed design, provisions for an ice machine are to be provided: • Provide appliance supply valve box with water hammer arrestor and extend new CW line from nearest existing appropriately sized CW line and connect to supply valve box. • Provide floor drain near the proposed ice machine and extend indirect waste piping from ice machine drain to floor drain. Floor drain to be provided with a trap primer line. • Provide underground sanitary waste and vent piping from floor drain and connect into nearby existing sanitary waste line. Vent to be connected into and existing appropriately sized vent line.
**	▲▲▲▲	**Electrical Recommendations:** *See General Requirements above*

Offices and Conference Rooms		
Description		
Relative Need	Energy Efficiency	
****	▲	**HVAC Recommendations:** Space heating is provided by hydronic heating comprised of finned tube radiation and convectors similar to the existing system. Provide two-way terminal unit control valves. In each office and conference room, code required ventilation will be provided by a branch duct served by the ventilation system chosen from the options presented under the locker and team rooms section above. Replace existing H&V units with new units with energy recovery ventilators (ERV), MERV 13 filtration, and energy efficient fans. Pros: • Meets current energy code • New two-way control valves allows for more efficient boiler plant pump operation. • Direct Drive Fans no longer need to replace fan belts. Cons: • Poor comfort in warmer months without cooling will remain.
**	▲▲▲▲	**Electrical Recommendations:** *See General Requirements above*

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Appendix A:
Conceptual Demolition and Proposed Floor Plan



1. SEE PROJECT MANUAL SPECIFICATIONS FOR ADDITIONAL INFORMATION.

2. ALL EXISTING ELEVATIONS AND DIMENSIONS ARE ESTIMATED AND TO BE VERIFIED IN THE FIELD U.N.O.

3. EXISTING PLAN SHOWN IS FOR INFORMATIONAL PURPOSES ONLY. FIELD VERIFY ALL CONDITIONS PRIOR TO COMMENCING ANY WORK. **DO NOT SCALE DRAWINGS.**

4. DEMOLITION NOTES ARE FOR GENERAL INFORMATION ONLY. THEY ARE NOT INTENDED TO DESCRIBE THE PRECISE SCOPE OF DEMOLITION OR CUTTING REQUIRED TO COMPLETE THE WORK. THE CONTRACTOR MUST EXAMINE ALL CURRENT INFORMATION REGARDING THE PROPOSED NEW CONSTRUCTION TO ASSESS AND DEFINE DEMOLITION REQUIRED. CAREFULLY COORDINATE SCOPE WITH OWNER AND ARCHITECT.

5. THE CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS PRIOR TO COMMENCING WORK. THE CONTRACTOR IS RESPONSIBLE FOR NOTIFYING THE ARCHITECT OF ANY EXISTING CONDITIONS WHICH DEVIATE FROM THE DRAWINGS OR WHICH WILL IMPACT THE WORK.

6. DASHED LINES GENERALLY INDICATE ALL WORK TO BE DEMOLISHED OR RELOCATED. FOR ADDITIONAL INFORMATION PERTAINING TO DEMOLITION REFER TO SPECIFICATIONS AND OTHER CONTRACT DOCUMENTS.

7. CONTRACTOR TO CAREFULLY COORDINATE DEMOLITION WORK SO AS NOT TO INTERRUPT BUILDING SERVICES IN ALL OCCUPIED ADJACENT BUILDINGS. SEE UTILITY DRAWINGS FOR ADDITIONAL INFORMATION; GC TO COORDINATE.

8. PROVIDE PROPER ISOLATION OF ALL DEMOLITION WORK AS REQUIRED FROM ADJACENT BUILDINGS.

9. THE CONTRACTOR MUST PROTECT ALL EXISTING CONSTRUCTION TO REMAIN FROM DAMAGE DURING CONSTRUCTION ACTIVITIES.

10. CONTRACTOR SHALL PROVIDE ADEQUATE SHORING DURING DEMOLITION AND CONSTRUCTION TO MAINTAIN THE STRUCTURAL INTEGRITY OF THE BUILDINGS.

11. ANY CONDITIONS FOUND DURING DEMOLITION THAT AFFECT THE PROPOSED CONSTRUCTION SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT.

12. RESPECTIVE TRADES SHALL REMOVE ALL EXISTING MECHANICAL, ELECTRICAL AND PLUMBING EQUIPMENT AS INDICATED ON MEP DOCUMENTS UNLESS OTHERWISE NOTED. REFER TO CIVIL AND MEP DOCUMENTS FOR ADDITIONAL INFORMATION.

13. DEMOLITION INCLUDES REMOVAL OF ALL FURNISHINGS, BUILT-IN CABINETRY, EQUIPMENT AND ASSOCIATED MOUNTINGS EXCEPT AS NOTED. COORDINATE ALL EXISTING ITEMS TO BE REMOVED WITH OWNER AND REINSTALLED TO COMPLETE THIS WORK.

14. CONTRACTOR MUST KEEP ANY AND ALL SERVICES OPERATIONAL BY CODE

15. ALL WALLS ARE CMU UNLESS OTHERWISE NOTED

DEMOLITION NOTES

EXISTING TO REMAIN

DEMOLITION

DEMOLITION KEY

N

0 4' 8' 16'

SCALE: 1/8" = 1' - 0"

1 FIRST FLOOR - DEMOLITION PLAN
1/8" = 1'-0"

Client Name

PROJECT NAME

PROJECT ADDRESS
CITY, ST 99999

arc.
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501 Boylston Street
Suite 4101
Boston, MA 02116
arcusa.com | 617.547.2200
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CONSULTANT

PROFESSIONAL STAMP

NO.	REVISION	DATE

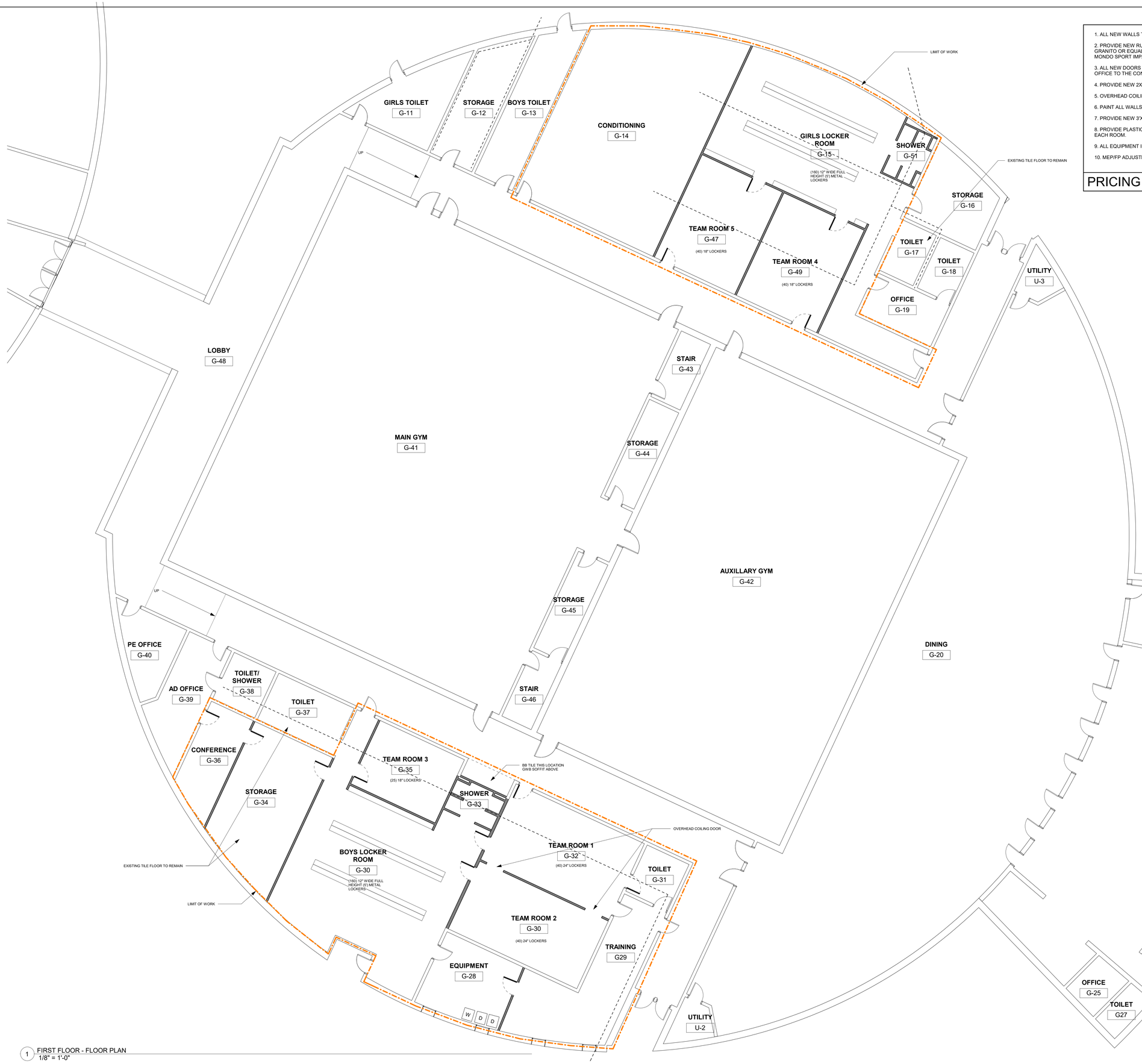
SCALE:	
JOB NO:	2022 - 01
DATE:	01/01/2222
DRAWN BY:	Author

CONCEPT STUDY

DEMOLITION PLAN

AD-1.00

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1 FIRST FLOOR - FLOOR PLAN
1/8" = 1'-0"

SCALE: 1/8" = 1' - 0"

1. ALL NEW WALLS TO BE 3 5/8" METAL STUD AND PAINTED 5/8" GWB

2. PROVIDE NEW RUBBER FLOORING IN LOCKER ROOMS, TEAM ROOMS, & TRAINING ROOM. MONDO GRANITO OR EQUAL. BIO-BASED TILE AT NEW CONFERENCE ROOM ARMSTRONG BBT OR EQUAL. MONDO SPORT IMPACT AT STRENGTH & CONDITIONING.

3. ALL NEW DOORS / FRAMES TO BE HOLLOW METAL. PROVIDE A HALF LITE AT DOOR FROM THE AD OFFICE TO THE CONFERENCE ROOM.

4. PROVIDE NEW 2X4 ACT CEILINGS AT ALL AREAS UNDER CONSTRUCTION.

5. OVERHEAD COILING DOORS AT TEAM ROOMS TO BE CORNELL ESD10 OR EQUAL

6. PAINT ALL WALLS WITHIN THE SCOPE OF WORK.

7. PROVIDE NEW 3'X3' ACRYLIC SHOWER STALLS WITH ACCESSIBLE THRESHOLDS

8. PROVIDE PLASTIC LAMINATE OPEN LOCKERS AT ALL TEAM ROOMS, SEE COUNT AND SIZE IN EACH ROOM.

9. ALL EQUIPMENT IS ASSUMED BY OWNER

10. MEP/FP ADJUSTMENTS AS REQUIRED

PRICING NARRATIVE

Client Name

PROJECT NAME

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NO.	REVISION	DATE

SCALE:
JOB NO: 2022 - 01
DATE: 01/01/2222
DRAWN BY: Author

CONCEPT STUDY

FIRST FLOOR OVERALL PLAN

A-1.00

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Appendix B:
Gardner High School Record Plans

NOTE:
HIGH ROOF STEEL REFERENCE GRADE = 1194'-10"
LOW ROOF STEEL REFERENCE GRADE = 1184'-10"

GRADES NOTED ON FRAMING PLAN BY (±) DENOTE HIGH AND LOW POINTS OF TOP OF STEEL BEAMS OR JOISTS. FOR HIGH AND LOW ROOF FRAMING. TOPS OF STEEL BEAMS AND JOISTS BETWEEN THESE POINTS SHALL BE EQUALLY PROPORTIONED BETWEEN THESE HIGH AND LOW POINTS.

LOW ROOF JOISTS BEARING ON HIGH GYMNASIUM WALLS SHALL HAVE STANDARD GOVT. ANCHORS AND BEARING PLATES AS SHOWN; BUT ANCHOR BOLTS MAY BE OMITTED.

SEE DRAWING NO. S10 FOR GENERAL NOTES.

NOTE:
ALL LOW ROOF JOISTS ARE RADIALLY LOCATED.

GYMNASIUM WING
ROOF FRAMING PLAN
SCALE 1/8"=1'0"

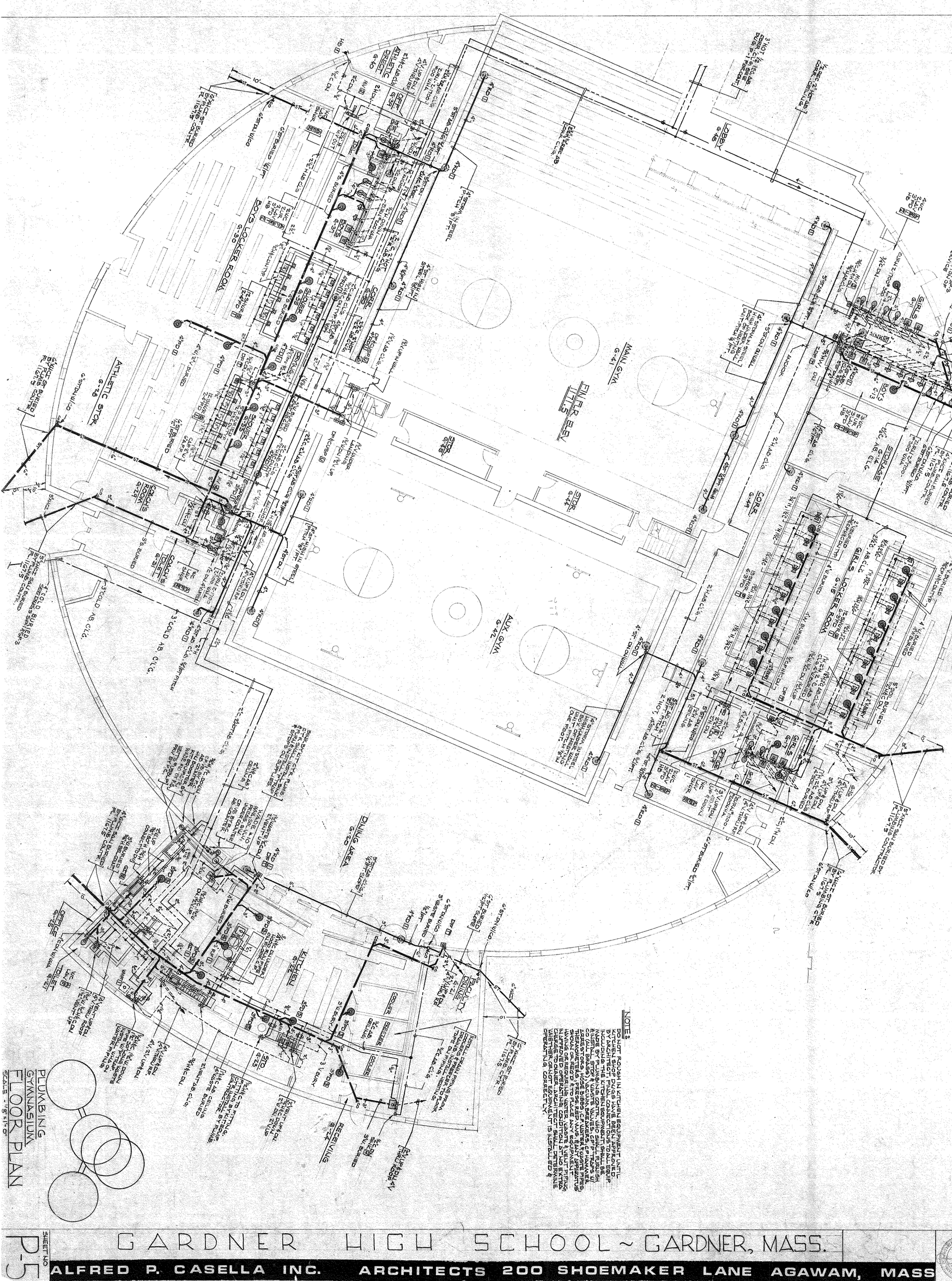
RAMP SEATING FRAMING PLAN
SCALE 1/8"=1'0"

PRESS BOX FLOOR FRAMING PLAN
SCALE 1/8"=1'0"

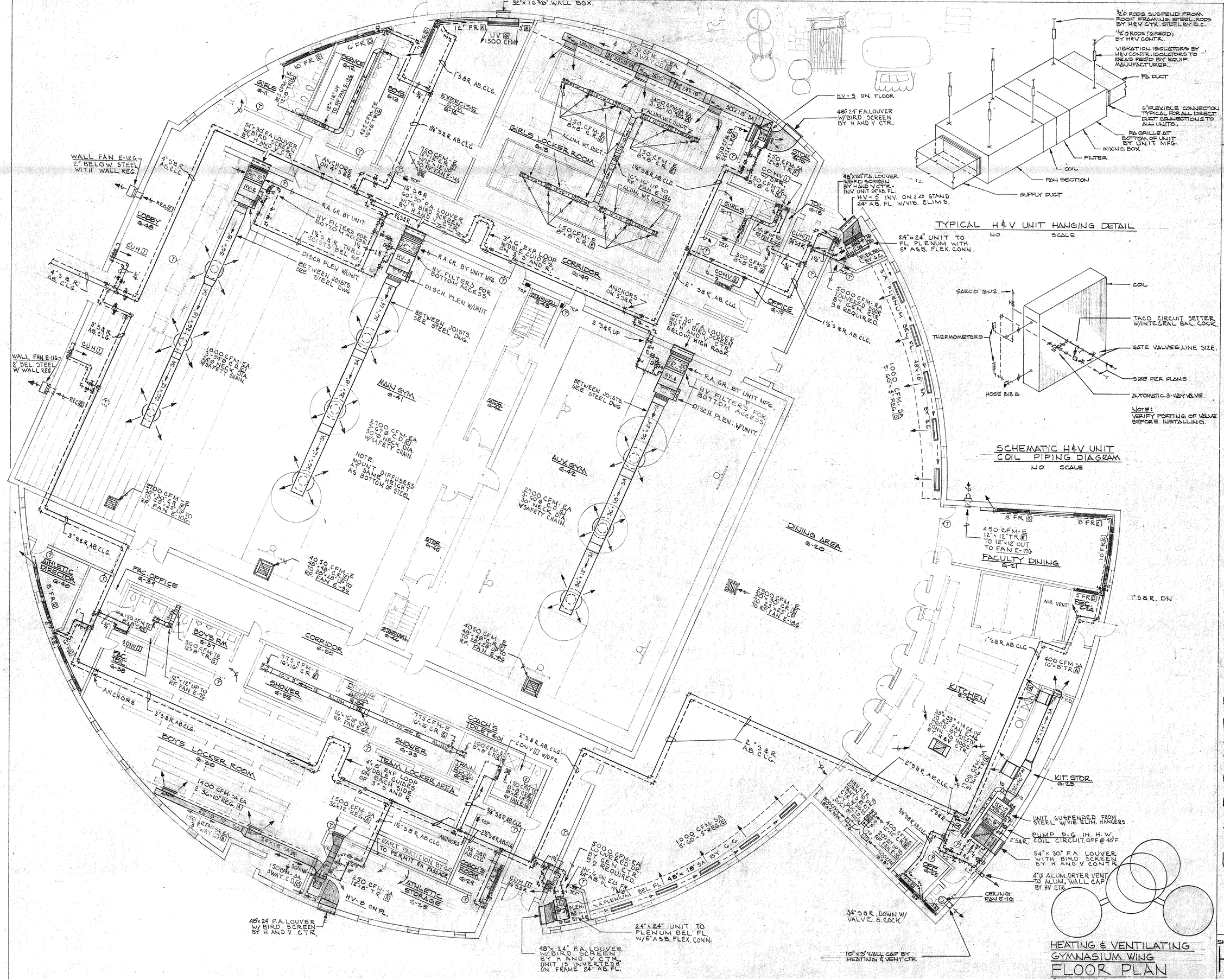
ALFRED P. CASELLA INC. ARCHITECTS 2000 SHOEMAKER LANE AGAWAM, MASS.

GARDNER HIGH SCHOOL ~ GARDNER, MASS.

SHEET No. S-9


ATHLETIC STOR. G-39
BOYS LOCKER ROOM G-38
MAIN GYM G-41
AUX GYM G-42
DINING AREA G-40
KITCHEN G-43
GIRLS LOCKER ROOM G-44
GIRLS SHOWER G-45
GIRLS TOILET G-46
GIRLS CORRIDOR G-47
COACH'S ROOM G-48
COACH'S TOILET G-49
BOYS TOILET G-50
BOYS SHOWER G-51
BOYS CORRIDOR G-52
CORR. G-53
CORR. G-54
CORR. G-55
STOR. G-56
STOR. G-57
STOR. G-58
STOR. G-59
STOR. G-60
STOR. G-61
STOR. G-62
STOR. G-63
STOR. G-64
STOR. G-65
STOR. G-66
STOR. G-67
STOR. G-68
STOR. G-69
STOR. G-70
STOR. G-71
STOR. G-72
STOR. G-73
STOR. G-74
STOR.

11851



½"ø RODS SUSPEND FROM ROOF FRAMING, STEEL RODS BY H&V CTR. STEEL BY G.C.

½"ø RODS (G.REQ'D.) BY H&V CONTR.

VIBRATION ISOLATORS BY H&V CONTR. ISOLATORS TO BE AS REQ'D BY EQUIP. MANUFACTURER.

FA DUCT

6" FLEXIBLE CONNECTION TYPICAL FOR ALL DIRECT DUCT CONNECTIONS TO ALL UNITS.

RA GRILLE AT BOTTOM OF UNIT BY UNIT MFG.

MIXING BOX

FILTER

COIL

FAN SECTION

SUPPLY DUCT

TYPICAL H&V UNIT HANGING DETAIL

NO SCALE

NOTE: VERIFY PORTING OF VALVE BEFORE INSTALLING.

SCHEMATIC H&V UNIT COIL PIPING DIAGRAM

NO SCALE

HEATING & VENTILATING GYMNASIUM WING FLOOR PLAN

SHEET NO. HV-5

GARDNER HIGH SCHOOL ~ GARDNER, MASS.

ALFRED P. CASELLA INC. ARCHITECTS 200 SHOEMAKER LANE AGAWAM, MASS

Tighe&Bond

N

ELECTRICAL EQUIPMENT IDENTITY:

1. NEW PANEL KP1 FURNISHED BY OWNER
2. NEW PANEL KP2 FURNISHED BY OWNER
3. EXISTING FLUSH WALL MOUNTED PANEL GP1
4. EXISTING PANEL KP3

KEY NOTES:

1. REMOVE AND REPLACE EXISTING PANELBOARD. REFER TO POWER RISER DIAGRAM DRAWINGS E-602 & E-603 FOR ADDITIONAL INFORMATION.
2. PROVIDE PULLBOXES, INTERCEPT EXISTING WIRING AND EXTEND EXISTING CIRCUITS TO NEW PANEL LOCATIONS. REFER TO PANELBOARD SCHEDULES DRAWING E-703 FOR ADDITIONAL INFORMATION.
3. PROPOSED FEEDER ROUTING. COORDINATE WITH EXISTING BRANCH CIRCUITS AND FEEDERS TO ALLOW FOR INSTALLATION OF FEEDERS, BRANCH CIRCUITRY, PIPING, DUCT WORK AND HVAC EQUIPMENT. LABEL ALL OUTLET BOXES WITH PANELBOARD IDENTITY AND CIRCUIT NUMBER.
4. PROVIDE 2" WIDE J-HOOKS MAXIMUM 4'-0" ON CENTER TO SUPPORT AND SECURE ALL LOOSE WIRING ABOVE EXISTING ACCESSIBLE CEILINGS.
5. PROVIDE INDEPENDENT MOUNTING SUPPORT FOR LIGHTING AND GFI RECEPTACLE. REFER TO DRAWING E-501 FOR DETAILS.
6. EXISTING PANELBOARD LOCATED AT EXHAUST HOOD. MOUNTED ON EXISTING INDEPENDENT MOUNTING SUPPORT.
7. TERMINATE BRANCH CIRCUITRY FOR HVAC EQUIPMENT AT FACTORY PROVIDED DISCONNECT SWITCH FURNISHED BY HVAC.

SEE DRAWING E-202 FOR CONTINUATION

EXERCISE GYM
NIC
2 E-404 BASE BID
GIRLS
NIC
SERVICE
BOYS
NIC
GIRLS LOCKER ROOM
NIC
NIC
NIC
CORRIDOR
AC-2-6
KP1-61,63
SM
NIC
MAIN GYM
NIC
KP1-61,63
SM
AC-2-5
CU-2 LOCATED ON ROOF ABOVE
WP
5 KP2-7,9,11
CU-2
GFI 5
CU-2
WP
5 KP1-78
5 KP2-26,28,30
AC-2-4
SM
KP1-61,63 3 4
AUX GYM
NIC
FACULTY DINING
NIC
KP2-1,3,5
3
7
WP
DOAS-2
DOAS-2 LOCATED ON ROOF ABOVE
5 GFI WP KP1-78
DINING AREA
PB
3 4
AC-2-3
KP1-62,64
SM
NIC
KITCHEN
NIC
KITCHEN STORAGE
1 2
PB PB PB
1 1
2
3 4
6
4
AC-2-2
KP1-62,64
SM
AC-2-1
SM
KP1-62,64 3 4
NIC
BOYS ROOM
NIC
SHOWER
NIC
SHOWER
CORRIDOR
NIC
BOYS LOCKER ROOM
NIC
COACH'S ROOM
NIC
NIC
ATHLETIC STORAGE

KEY PLAN - GYMNASIUM WING
SCALE: 1" = 200'-0"

0 4' 8' 16'
SCALE: 1/8"=1'-0"

GARDNER HIGH SCHOOL HVAC & ELECTRICAL UPGRADES

City of Gardner

Gardner, Massachusetts

MARK	DATE	DESCRIPTION
1	3/5/2024	ISSUED FOR PERMIT
0	12/29/2023	ISSUED FOR BIDDING

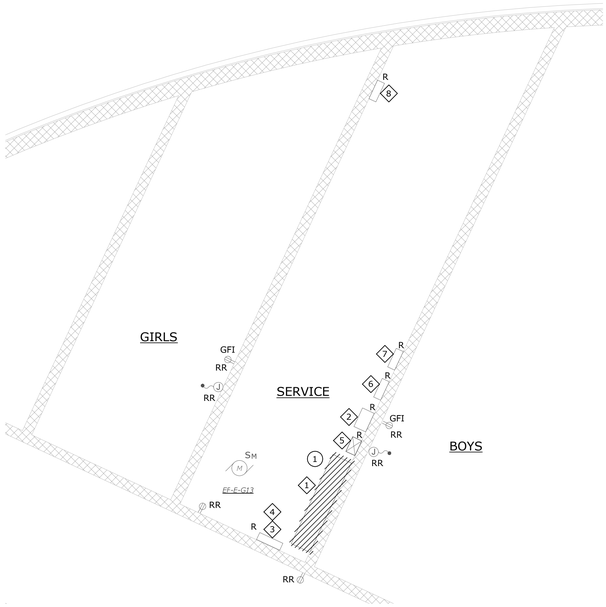
PROJECT NO:	G0384-84
DATE:	DECEMBER 2023
FILE:	G0384-84-E-203
DRAWN BY:	JMH, SG
DESIGNED/CHECKED BY:	MJR, MJB
APPROVED BY:	JLC

ELECTRICAL POWER PLAN - GYNASIUM WING (ALTERNATE #2)

SCALE: AS SHOWN

E-203

Last Saved: 3/5/2024 11:02:27 AM By:JMH, SG
Plotted On: 3/5/2024 11:02:27 AM
Tighe & Bond - Autodesk Docs://Gardner HS/G0384-784-HVAC R22.rvt



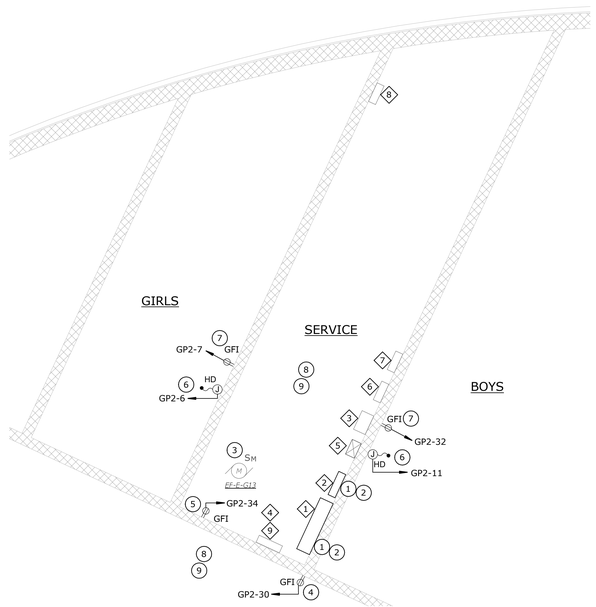
ELECTRICAL POWER DEMOLITION PART PLAN - SERVICE ROOM - GYMNASIUM WING
SCALE: 1/4" = 1'-0"

ELECTRICAL EQUIPMENT INDENTITY

1. EXISTING PANEL GP TO BE DEMOLISHED
2. EXISTING PANEL EGP WITH RELAYS TO REMAIN
3. EXISTING TELEPHONE EQUIPMENT MOUNTING BOARD TO REMAIN
4. EXISTING FIRE ALARM NAC PANEL TO REMAIN
5. EXISTING MOTOR STARTERS TO REMAIN
6. EXISTING AUTOMATIC TEMPERATURE CONTROLS EQUIPMENT TO REMAIN
7. EXISTING SCHOOL INTERCOM RACK TO REMAIN
8. EXISTING SECURITY PANEL TO REMAIN

KEY NOTES:

1. PROTECT AND MAINTAIN EXISTING CIRCUITS FROM PANEL GP FOR RECONNECTION TO NEW PANELBOARDS. PROVIDE PERMANENT LABELS/TAGS ON ALL CIRCUITS. ORGANIZE AND COORDINATE RECONNECTION OF EXISTING CIRCUITS TO NEW DISTRIBUTION PANEL GP AND NEW PANEL GP2 PRIOR TO ALL WORK.



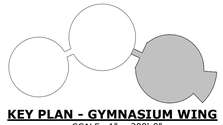
ELECTRICAL POWER PART PLAN - SERVICE ROOM - GYMNASIUM WING
SCALE: 1/4" = 1'-0"

ELECTRICAL EQUIPMENT INDENTITY

1. NEW PANEL GP FURNISHED BY OWNER
2. NEW PANEL GP2 FURNISHED BY OWNER
3. EXISTING PANEL EGP WITH RELAYS
4. EXISTING FIRE ALARM NAC PANEL
5. EXISTING MOTOR STARTERS
6. EXISTING AUTOMATIC TEMPERATURE CONTROLS EQUIPMENT
7. EXISTING SCHOOL INTERCOM RACK
8. EXISTING SECURITY PANEL
9. EXISTING TELEPHONE EQUIPMENT MOUNTING BOARD

KEY NOTES:

1. REMOVE AND REPLACE EXISTING PANELBOARD. REFER TO POWER RISER DIAGRAM DRAWINGS E-602 AND E-603 FOR ADDITIONAL INFORMATION.
2. PROVIDE INDEPENDENT UNISTRUT RACK TO SUPPORT NEW PANELS. LOCATE PANELBOARD APPROXIMATELY 6 INCHES OFF EXISTING WALL TO AVOID CONFLICT WITH EXISTING FEEDERS ROUTED UP THROUGH FLOOR WITHIN FOOTPRINT AREA OF NEW PANELBOARD. COORDINATE MOUNTING SUPPORT LOCATION WITH THE EXISTING CONDUIT SYSTEM BEFORE THE PANELBOARD INSTALLATION. PROVIDE CONDUIT, WIREWAYS, FEEDER AND BRANCH CIRCUIT EXTENSIONS FROM EXISTING PANELBOARD LOCATIONS TO NEW PANELBOARD TO MATCH EXISTING.INTERCEPT AND EXTEND EXISTING BRANCH CIRCUITS AT FORMER PANEL GP AND EXTEND TO NEW PANEL GP2. REFER TO PANELBOARD SCHEDULES DRAWING E-703 FOR ADDITIONAL INFORMATION.
3. CONNECT EXISTING EXHAUST FAN TO EXISTING BRANCH CIRCUIT REFED FROM NEW PANELBOARD.
4. PROVIDE GROUND FAULT RECEPTACLE/INTERRUPTER AT EXISTING BOTTLE FILLER AND CONNECT TO EXISTING BRANCH CIRCUIT REFED FROM NEW PANELBOARD.
5. PROVIDE GROUND FAULT RECEPTACLE AT EXISTING CONVENIENCE RECEPTACLE AND CONNECT TO EXISTING BRANCH CIRCUIT REFED FROM NEW PANELBOARD.
6. PROVIDE GROUND FAULT INTERRUPTER EQUIPPED CIRCUIT BREAKER AT PANEL TO SERVE EXISTING HAND DRYERS IN TOILETS AND CONNECT TO EXISTING BRANCH CIRCUIT REFED FROM NEW PANELBOARD.
7. PROVIDE GROUND FAULT RECEPTACLE IN TOILETS AND CONNECT TO EXISTING BRANCH CIRCUIT REFED FROM NEW PANELBOARD.
8. RELOCATE EXISTING BRANCH CIRCUITS AND FEEDERS TO ALLOW FOR INSTALLATION OF NEW BRANCH CIRCUITS PIPING, DUCT WORK AND HVAC EQUIPMENT. LABEL ALL PULLBOXES AND OUTLET BOXES WITH PANELBOARD IDENTITY AND CIRCUIT NUMBER.
9. PROVIDE 2" WIDE J-HOOKS SECURED TO STRUCTURE A MAXIMUM 4'-0" ON CENTER TO SUPPORT AND SECURE ALL LOOSE WIRING ABOVE ACCESSIBLE CEILINGS.



KEY PLAN - GYMNASIUM WING
SCALE: 1" = 200'-0"

0 1 2' 4' 8'
SCALE: 1/4"=1'-0"

Tighe&Bond

GARDNER HIGH SCHOOL HVAC & ELECTRICAL UPGRADES

City of Gardner

Gardner, Massachusetts

MARK	DATE	DESCRIPTION
1	3/5/2024	ISSUED FOR PERMIT
0	12/29/2023	ISSUED FOR BIDDING

PROJECT NO:	G0384-84
DATE:	DECEMBER 2023
FILE:	G0384-84-E-404
DRAWN BY:	JMH, SG
DESIGNED/CHECKED BY:	MJR, MJB
APPROVED BY:	JLC

ELECTRICAL POWER PLAN - SERVICE ROOM GYNASIUM WING (BASE BID)

SCALE: AS SHOWN

E-404

Last Saved:3/5/2024 11:02:34 AM By:JMH, SG
Plotted On: 3/5/2024 11:02:34 AM By:JMH, SG
Tighe & Bond - Autodesk Docs://Gardner HS/G0384-TB4-HVAC-R22.rvt

Tighe & Bond

Appendix C:
Conceptual Construction Cost Estimate

11851

Study Stage
Estimate

Gardner High School
Locker Room Upgrades
City of Gardner, MA

PM&C LLC
20 Downer Ave, Suite 5
Hingham, MA 02043

(T) 781-740-8007
(F) 781-740-1012

Prepared for:

Tighe & Bond

9.3.25

PM&C

Gardner High School
Locker Room Upgrades
City of Gardner, MA

9.3.25

Study Stage

BASIS OF ESTIMATE

This Study Stage cost estimate was produced from drawings and specifications prepared by Tighe & Bond and their design team dated August 01, 2025. Design and engineering changes occurring subsequent to the issue of these documents have not been incorporated in this estimate.

This estimate includes all direct construction costs, general contractors overhead and profit and design contingency. Cost escalation assumes start dates indicated.

Bidding conditions are expected to be under:

Chapter 149 of the Massachusetts General Laws to pre-qualified general contractors, and pre-qualified sub-contractors, open specifications for materials and manufacturers.

If a CM at risk CH149a procurement is used costs will increase from the costs presented in this report.

The estimate is based on **prevailing wage** rates for construction in this market and represents a reasonable opinion of cost. It is not a prediction of the successful bid from a contractor as bids will vary due to fluctuating market conditions, errors and omissions, proprietary specifications, lack or surplus of bidders, perception of risk, etc. Consequently the estimate is expected to fall within the range of bids from a number of competitive contractors or subcontractors, however we do not warrant that bids or negotiated prices will not vary from the final construction cost estimate.

ITEMS NOT CONSIDERED IN THIS ESTIMATE

Items not included in this estimate are:

All professional fees and insurance
Site or existing conditions surveys investigations costs, including to determine subsoil conditions
Items identified in the design as Not In Contract (NIC)
Items identified in the design as by others
Owner supplied and/or installed items (e.g. technology, furniture and equipment, etc.)
Hazardous material studies and any associated abatement.

ESTIMATE UNITS & ABBREVIATIONS LEGEND

ALW	ALLOWANCE	LS	LUMP SUM
ALT	ALTERNATE	LV(S)	DOOR LEAF/LEAVES
BF	BOARD FOOT	LVL	LAMINATED VENEER LUMBER
DY(S)	DAY	MTH(S)	MONTH
EA	EACH	NIC	NOT IN CONTRACT
FLT(S)	FLIGHT (OF STAIRS)	OPT	OPTION
GFA	GROSS FOOTAGE AREA	QTY	QUANTITY
GSF	GROSS SQUARE FOOTAGE	SF	SQUARE FOOTAGE
HR(S)	HOUR	STOP	ELEVATOR STOP
HSS	HOLLOW STRUCTURAL SECTION	SY	SQUARE YARD
LBS	POUNDS	TN(S)	TONS (STEEL TONNAGE)
LF	LINEAR FOOTAGE	WK(S)	WEEK
LOC	LOCATION	YD(S)	YARD

PM&C

Gardner High School
Locker Room Upgrades
City of Gardner, MA

9.3.25

Study Stage

MAIN CONSTRUCTION COST SUMMARY

	Construction Start	Gross Floor Area	$/sf	Estimated Construction Cost
TRADE COSTS				
Locker Room Renovations	Aug-26	8,400	$233.99	$1,965,526
HazMat removals at existing building				Excluded
Sitework - Trade Costs	Aug-26			NR
SUBTOTAL TRADE COSTS		8,400	$233.99	$1,965,526
Design and Estimating Contingency	15.0%			$294,829
Escalation Allowance (12 months)	4.0%			$78,621
SUBTOTAL INCLUDING CONTINGENCIES				$2,338,976
Subcontractor Bonds				In rates
General Conditions				$240,000
General Requirements	4.0%			$93,559
Winter Conditions				excl
Insurances - GLI/Builders Risk	2.00%			$46,780
Bond	1.00%			$23,390
Building Permit				Waived
Overhead & Profit	10.0%			$233,898
TOTAL ESTIMATED CONSTRUCTION COST		**8,400**	**$354**	**$ 2,976,603**

Alternates (Markedup) :

ALT1	HVAC OPTION 2 ADD COOLING TO ALL SPACES	ADD	$	**54,360**
ALT2	HVAC OPTION 3 ADD COOLING TO CONDITIONING ROOM	ADD	$	**20,385**

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Gardner High School
Locker Room Upgrades
City of Gardner, MA

9.3.25

GFA
8,400

Study Stage

CONSTRUCTION COST SUMMARY

Locker Renovation

BUILDING SYSTEM		*SUB-TOTAL*	*TOTAL*
SUMMARY			
A10	**FOUNDATIONS**		**$25,778**
A1010	Standard Foundations	$0	
A1020	Special Foundations	$0	
A1030	Lowest Floor Construction	$25,778	
B10	**SUPERSTRUCTURE**		**$0**
B1010	Upper Floor Construction	$0	
B1020	Roof Construction	$0	
B20	**EXTERIOR CLOSURE**		**$0**
B2010	Exterior Walls	$0	
B2020	Windows	$0	
B2030	Exterior Doors	$0	
B30	**ROOFING**		**$20,000**
B3010	Roof Coverings	$20,000	
B3020	Roof Openings	$0	
C10	**INTERIOR CONSTRUCTION**		**$563,555**
C1010	Partitions	$153,480	
C1020	Interior Doors	$38,325	
C1030	Specialties/Millwork	$371,750	
C30	**INTERIOR FINISHES**		**$296,194**
C3010	Wall Finishes	$32,400	
C3020	Floor Finishes	$194,219	
C3030	Ceiling Finishes	$69,575	
D10	**CONVEYING SYSTEMS**		**$0**
D1010	Elevator	$0	
D20	**PLUMBING**		**$160,550**
D2000	Plumbing	$160,550	

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Gardner High School
Locker Room Upgrades
City of Gardner, MA

9.3.25

GFA
8,400

Study Stage

CONSTRUCTION COST SUMMARY

Locker Renovation

BUILDING SYSTEM		*SUB-TOTAL*	*TOTAL*
SUMMARY			
D30	**HVAC**		**$534,010**
D3000	HVAC	$534,010	
D40	**FIRE PROTECTION**		**$0**
D4000	Fire Protection	$0	
D50	**ELECTRICAL**		**$222,500**
D5010	Service & Distribution	$12,500	
D5020	Lighting & Power	$142,800	
D5030	Communication & Security Systems	$45,500	
D5040	Other Electrical Systems	$21,700	
E10	**EQUIPMENT**		**$0**
E1000	Equipment	$0	
E20	**FURNISHINGS**		**$0**
E2010	Fixed Furnishings	$0	
E2020	Movable Furnishings	$0	
F20	**DEMOLITION & HAZMAT REMOVALS**		**$142,939**
F2010	Building Elements Demolition	$142,939	
F2020	Hazardous Components Abatement	$0	
TOTAL DIRECT COST (Trade Costs)			**$1,965,526**

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Gardner High School
Locker Room Upgrades
City of Gardner, MA

9.3.25

Study Stage GFA 8,400

CODE	DESCRIPTION	QTY	UNIT	UNIT COST	COST	SUBTOTAL COST	TOTAL COST
	Locker Renovation						
	GROSS FLOOR AREA CALCULATION						
	1st Floor - Locker Rooms	**8,400**	sf				
	TOTAL GROSS FLOOR AREA (GFA)				**8,400**	***sf***	
	A10 FOUNDATIONS						
	A1010 STANDARD FOUNDATIONS						
033000	*CONCRETE*				-		
A1010	SUBTOTAL					**$** -	
	A1020 SPECIAL FOUNDATIONS						
A1020	SUBTOTAL					**$** -	
	A1030 LOWEST FLOOR CONSTRUCTION						
033000	*CONCRETE*						
	Slab on grade, 6"D; infill at drainage trough	***350***	*sf*		-		
	Vapor barrier, heavy duty, 15 mil	**350**	sf	2.00	700		
	WWF reinforcement	**403**	sf	2.50	1,008		
SOG	Concrete - 6" thick	**6**	cy	190.00	1,140		
	Placing concrete	**6**	cy	300.00	1,800		
	Finishing and curing concrete	**350**	sf	10.00	3,500		
	Patch floor at removed CMU walls	**488**	lf	30.00	14,640		
072100	*THERMAL INSULATION*						
	New rigid insulation	**350**	sf	4.00	1,400		
312000	*EARTHWORK*						
	Slab on grade						
	Compacted granular fill, 6"	**6**	cy	90.00	540		
	Geo textile fabric	**350**	sf	1.00	350		
	Compact sub-grade	**350**	sf	2.00	700		
A1030	SUBTOTAL					**25,778**	
	TOTAL - FOUNDATIONS						**$25,778**
	B10 SUPERSTRUCTURE						
	B1010 FLOOR CONSTRUCTION						
B1010	SUBTOTAL					$ -	
	B1020 ROOF CONSTRUCTION						
B1020	SUBTOTAL					$ -	
	TOTAL - SUPERSTRUCTURE						
	B20 EXTERIOR CLOSURE						
	B2010 EXTERIOR WALLS						
B2010	SUBTOTAL					$ -	
	B2020 WINDOWS						
B2020	SUBTOTAL					$ -	
	B2030 EXTERIOR DOORS						
B2030	SUBTOTAL					$ -	

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Gardner High School
Locker Room Upgrades
City of Gardner, MA

9.3.25

Study Stage

GFA 8,400

CODE	DESCRIPTION	QTY	UNIT	UNIT COST	COST	SUBTOTAL COST	TOTAL COST
	Locker Renovation						
	TOTAL - EXTERIOR CLOSURE						
	B30 ROOFING						
	B3010 ROOF COVERINGS						
	Miscellaneous work for MEP penetrations	**1**	ls	20,000.00	20,000		
B3010	SUBTOTAL					$ 20,000	
	B3020 ROOF OPENINGS						
B3020	SUBTOTAL					$ -	
	TOTAL - ROOFING						**$20,000**
	C10 INTERIOR CONSTRUCTION						
	C1010 PARTITIONS						
	040001 MASONRY						
	Create openings in CMU walls	**4**	loc	4,000.00	16,000		
	Patch existing CMU walls	**1**	ls	5,000.00	5,000		
	061000 ROUGH CARPENTRY						
	Wood blocking and misc. rough carpentry as req'd in partitions	**8,400**	sf	1.00	8,400		
	092900 GYPSUM BOARD ASSEMBLIES	*5,640*	*sf*				
	New partition - 3.5" MF, GWB 1L-ES w/ 3" sound att., up to deck	**5,640**	sf	22.00	124,080		
C1010	SUBTOTAL					$ 153,480	
	C1020 INTERIOR DOORS						
	Interior Door Summary						
	Single Leaf, 3'-4"W x 7'H	**12**	ea				
	061000 ROUGH CARPENTRY						
	Wood blocking at openings	**204**	lf	4.00	816		
	070001 WATERPROOFING, DAMPPROOFING AND CAULKING						
	Backer rod & double sealant	**204**	lf	3.50	714		
	081113 HOLLOW METAL DOOR FRAMES						
	Hollow metal door, single leaf	**12**	lv	600.00	7,200		
	Premium for half-lite glazed door	**1**	ea	800.00	800		
	Hollow metal frame, single leaf	**12**	ea	350.00	4,200		
	083110 ACCESS DOORS AND FRAMES						
	Access doors	**1**	ls	1,000.00	1,000		
	083300 OVERHEAD DOOR						
	Overhead coiling door	**2**	ea	3,000	6,000		
	087100 DOOR HARDWARE						
	No Work in this section	**12**	set	1,100.00	13,200		
	090007 PAINTING						
	Paint new doors	**12**	ea	160.00	1,920		
	Paint ETR doors	**11**	ea	225.00	2,475		
C1020	SUBTOTAL					$ 38,325	
	C1030 SPECIALTIES / MILLWORK						
	055000 MISCELLANEOUS METALS						
	Allowance	**8400**	gsf	1.50	12,600		
	101100 VISUAL DISPLAY SURFACES						

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Gardner High School
Locker Room Upgrades
City of Gardner, MA

9.3.25

Study Stage GFA 8,400

CODE		DESCRIPTION	QTY	UNIT	UNIT COST	COST	SUBTOTAL COST	TOTAL COST
Locker Renovation								
		Allowance	**1**	ls	1,500.00	1,500		
	101400	*SIGNAGE*						
		Allowance for graphics/signage	**1**	ls	10,000.00	10,000		
		New door signage	**12**	ea	200.00	2,400		
	102110	*TOILET COMPARTMENTS*						
		Shower Units, standard	**4**	ea	3,800.00	15,200		
	102800	*TOILET ACCESSORIES*						
		Toilet Room Summary						
		Single Toilet, 1 ADA		rms		ETR		
		Gang Toilet, 1 ADA / 3 STD / 3 LAV / 1 URI		rms		ETR		
		TA - Diaper Changing Table		ea	800.00	ETR		
		TA - Grab bars		ea	250.00	ETR		
		TA - Hand dryer		ea	600.00	ETR		
		TA - Mirror, framed		ea	200.00	ETR		
		TA - Paper towel dispenser		ea	200.00	ETR		
		TA - Sanitary napkin disposal		ea	100.00	ETR		
		TA - Soap dispenser		ea	60.00	ETR		
		TA - Toilet paper holder		ea	100.00	ETR		
		TA - Waste bin		ea	200.00	ETR		
		Janitor storage, accessories		rms	300.00	ETR		
	104400	*FIRE PROTECTION SPECIALTIES*						
		Fire extinguisher cabinets	**3**	ea	350.00	1,050		
	105113	*LOCKERS*						
		Plam lockers; 18" full height open	**105**	ea	1,400.00	147,000		
		Plam lockers; 24" full height open	**80**	ea	1,900.00	152,000		
		Metal lockers; 12" full height	**100**	ea	300.00	30,000		
C1030		SUBTOTAL					$ 371,750	
		TOTAL - INTERIOR CONSTRUCTION						**$563,555**
	C30	***INTERIOR FINISHES***						
	C3010	**WALL FINISHES**						
	090002	*TILE*						
		New tile	**160**	sf	45.00	7,200		
	090007	*PAINTING*						
		Paint to all walls etc.	**8400**	sf	3.00	25,200		
C3010		SUBTOTAL					$ 32,400	
	C3020	**FLOOR FINISHES**						
	090002	*TILE*						
		Existing tile; protection	**675**	sf	3.00	2,025		
	090005	*RESILIENT FLOORS*						
		Rubber flooring at team rooms; lockers + training room	**5245**	sf	22.00	115,390		
		Impact resistance flooring at conditioning	**1428**	sf	26.00	37,128		
		Bio-based tile at conference room	**502**	sf	12.00	6,024		
		Prep, patch and repair existing flooring	**7175**	sf	4.00	28,700		
		Rubber base	**1238**	lf	4.00	4,952		
C3020		SUBTOTAL					$ 194,219	
	C3030	**CEILING FINISHES**						
	090003	*ACOUSTICAL TILE*						

PM&C

Gardner High School
Locker Room Upgrades
City of Gardner, MA

9.3.25

Study Stage

GFA 8,400

	CODE		DESCRIPTION	QTY	UNIT	UNIT COST	COST	SUBTOTAL COST	TOTAL COST
			Locker Renovation						
201			New ACT ceiling	**7175**	sf	9.00	64,575		
202									
203		*092900*	*GYPSUM BOARD ASSEMBLIES*						
204			New soffits	**1**	ls	5,000.00	5,000		
205	C3030		SUBTOTAL					$ 69,575	
206									
207			***TOTAL - INTERIOR FINISHES***						**$296,194**
208									
209									
210		***D10***	***CONVEYING SYSTEMS***						
211									
212		**D1010**	**ELEVATOR**						
213	D1010		SUBTOTAL					$ -	
214									
215			***TOTAL - CONVEYING SYSTEMS***						
216									
217									
218		***D20***	***PLUMBING***						
219									
220		**D2000**	**PLUMBING, GENERALLY**						
221			Equipment						
222			Plumbing Fixtures & Specialties						
223			Laundry valve box	**1**	ea	550.00	550		
224			Shower with valve and drain	**2**	ea	1,800.00	3,600		
225			ADA Shower with valve and drain	**2**	ea	3,100.00	6,200		
226			Drinking fountain	**1**	ea	2,200.00	2,200		
227			Ice Maker valve box	**1**	ea	500.00	500		
228			Floor drain at Ice Maker	**1**	ea	1,300.00	1,300		
229			Domestic Water Type L Copper Pipe						
230			Copper pipe type L w/fittings & hangers (Laundry Valve Box)	**150**	lf	50.00	7,500		
231			Copper pipe type L w/fittings & hangers (Showers)	**160**	lf	50.00	8,000		
232			Copper pipe type L w/fittings & hangers (Drinking fountain)	**20**	lf	50.00	1,000		
233			Copper pipe type L w/fittings & hangers (Ice Maker Valve Box)	**35**	lf	50.00	1,750		
234			Copper pipe type L w/fittings & hangers (Misc Main Piping Repl)	**580**	lf	50.00	29,000		
235			Valves & accessories	**1**	ls	1,200.00	1,200		
236			Pipe Insulation						
237			Domestic water pipe insulation	**945**	lf	12.00	11,340		
238			Sanitary W&V UG, SV Cast Iron Pipe						
239			Cast iron pipe with fittings (Laundry Valve Box)	**35**	lf	60.00	2,100		
240			Cast iron pipe with fittings (Shower Drains)	**15**	lf	60.00	900		
241			Cast iron pipe with fittings (Drinking fountain)	**25**	lf	60.00	1,500		
242			Cast iron pipe with fittings (Ice Maker Floor Drain)	**30**	lf	60.00	1,800		
243			Sanitary W&V AG, Hubless Cast Iron Pipe						
244			Cast iron pipe no-hub pipe (Laundry Valve Box W&V)	**30**	lf	65.00	1,950		
245			Cast iron pipe no-hub pipe (Shower Drains Vent)	**40**	lf	65.00	2,600		
246			Cast iron pipe no-hub pipe (Drinking fountain W&V)	**30**	lf	65.00	1,950		
247			Cast iron pipe no-hub pipe (Ice Maker Floor Drain Vent)	**30**	lf	65.00	1,950		
248			Cast iron pipe no-hub pipe (Misc Main Piping Replacement)	**250**	lf	65.00	16,250		
249			Miscellaneous						
250			Demolition (remove 49 shower valves, 16 FD's & assoc piping)	**1**	ls	31,850.00	31,850		
251			Demolition (remove drinking fountain and associated piping)	**1**	ls	560.00	560		
252			Coordination & BIM	**1**	ls	12,500.00	12,500		
253			Coring, sleeves & fire stopping	**1**	ls	2,500.00	2,500		
254			Hydraulic lifts/rigging	**1**	ls	2,000.00	2,000		
255			Commissioning support	**1**	ls	1,500.00	1,500		
256			Testing and sterilization	**1**	ls	2,500.00	2,500		
257			Fees & permits	**1**	ls	2,000.00	2,000		
258	D2000		SUBTOTAL					$ 160,550	
259									
260			***TOTAL - PLUMBING***						**$160,550**

PM&C

Gardner High School
Locker Room Upgrades
City of Gardner, MA

9.3.25

Study Stage GFA 8,400

CODE	DESCRIPTION	QTY	UNIT	UNIT COST	COST	SUBTOTAL COST	TOTAL COST
	Locker Renovation						
	D30 HVAC						
D3000	**HVAC, GENERALLY**						
	HVAC Equipment						
	Makeup Air Unit with HW coil (Equipment/Laundry Room)	**1,600**	cfm	16.00	25,600		
	Fin tube radiation/Convectors (Lockers/Team rooms)	**140**	lf	130.00	18,200		
	Fin tube radiation/Convectors (Conditioning room)	**25**	lf	130.00	3,250		
	Fin tube radiation/Convectors (Office/Conference room)	**20**	lf	130.00	2,600		
	Air distribution						
	OPTION 1: ERV's with HW coil (Lockers/Teams/Train/Cond)	**3,250**	cfm	18.00	58,500		
	OPTION 2: DOAS' with DX clg, HW htg (Locker/Team/Train/Cond)	**3,250**	cfm	28.00	See Options below		
	OPTION 3: ERV with HW, duct mtd DX split (Conditioning)	**500**	cfm	32.00	See Options below		
	Sheet metal & Accessories						
	Galvanized ductwork (Laundry Room - 1600 cfm)	**1,200**	lbs	20.00	24,000		
	Galvanized ductwork (Lockers/Team/Training - 2750 cfm)	**3,750**	lbs	20.00	75,000		
	Galvanized ductwork (Lockers/Team Rooms - 500 cfm)	**750**	lbs	20.00	15,000		
	Galvanized duct insulation	**3,420**	gsf	5.50	18,810		
	Dryer exhaust	**60**	lbs	20.00	1,200		
	Registers, grilles & diffusers	**1**	ls	7,500.00	7,500		
	Louver (Dryer MAU)	**1**	ea	1,800.00	1,800		
	Miscellaneous sheet metal accessories	**1**	ls	17,500.00	17,500		
	Piping						
	Hot Water Piping						
	Heating water piping (FTR & ERV)	**1,550**	lf	58.00	89,900		
	Hot water valves & accessories	**1**	ls	13,500.00	13,500		
	Piping Insulation						
	Piping insulation	**1,550**	lf	13.00	20,150		
	Automatic Temperature Controls						
	Temperature Controls	**8,400**	gsf	8.00	67,200		
	Balancing						
	System testing & balancing	**8,400**	gsf	1.00	8,400		
	Miscellaneous						
	Demolition	**8,400**	gsf	2.25	18,900		
	System testing and flushing	**1**	ls	1,500.00	1,500		
	Coring, cutting, sleeves & sealing	**1**	ls	2,500.00	2,500		
	Hydraulic lifts/rigging	**1**	ls	6,000.00	6,000		
	Mgmt / Coord / Shop drawings / BIM / ENG Support	**1**	ls	25,000.00	25,000		
	Commissioning Support	**1**	ls	5,000.00	5,000		
	Fees & permits	**1**	ls	7,000.00	7,000		
D3000	SUBTOTAL					$ 534,010	
	TOTAL - HVAC						**$534,010**
	HVAC OPTION 2 ADD COOLING TO ALL SPACES						
	OPTION 1: ERV's with HW coil (Lockers/Teams/Train/Cond)	**(3,250)**	cfm	18.00	(58,500)		
	OPTION 2: DOAS' with DX clg, HW htg (Locker/Team/Train/Cond)	**3,250**	cfm	28.00	91,000		
	Electrical feed and connections to DX unit	**1**	ls	3,500.00	3,500		
	SUBTOTAL				**ADD**	**36,000**	
	HVAC OPTION 3 ADD COOLING TO CONDITIONING ROOM ONLY						
	OPTION 1: ERV's with HW coil (Lockers/Teams/Train/Cond)	**(500)**	cfm	18.00	(9,000)		
	OPTION 3: ERV with HW, duct mtd DX split (Conditioning)	**500**	cfm	40.00	20,000		
	Electrical feed and connections to DX split unit	**1**	ls	2,500.00	2,500		
	SUBTOTAL				**ADD**	**13,500**	
	D40 FIRE PROTECTION						
D4000	**FIRE PROTECTION, GENERALLY**						

PM&C

Gardner High School
Locker Room Upgrades
City of Gardner, MA

9.3.25

Study Stage GFA 8,400

CODE	DESCRIPTION	QTY	UNIT	UNIT COST	COST	SUBTOTAL COST	TOTAL COST
	Locker Renovation						
	No work in this section						
D4000	SUBTOTAL					$ -	
	TOTAL - FIRE PROTECTION						
	D50 ELECTRICAL						
	D5010 SERVICE & DISTRIBUTION						
	Gear & Distribution						
	Modify and make connections at existing panelboards	**1**	ls	7,500.00	7,500		
	Generator Power						
	Generator Power				NIC		
	Equipment Wiring feeds and connections						
	MAU feed and connection	**1**	ea	2,500.00	2,500		
	HVAC Option #1 ERV feed and connection	**1**	ea	2,500.00	2,500		
	SUBTOTAL					$ 12,500	
	D5020 LIGHTING & POWER						
	Lighting fixtures						
	Replace lighting throughout (Fair condition)	**8,400**	gsf	7.00	58,800		
	Replace emergency and exit lighting throughout (Fair condition)	**8,400**	gsf	1.00	8,400		
	Lighting Control						
	Replace lighting controls in designated areas	**8,400**	gsf	0.50	4,200		
	Branch devices						
	Duplex and GFI receptacles	**8,400**	gsf	0.50	4,200		
	Lighting and Branch circuitry						
	Lighting and Branch circuitry	**8,400**	gsf	8.00	67,200		
D5020	SUBTOTAL					$ 142,800	
	D5030 COMMUNICATION & SECURITY SYSTEMS						
	Communications						
	Communications				ETR		
	PA/Clock System (Replace)						
	PA/Clock System	**8,400**	gsf	1.50	12,600		
	Fire Alarm						
	Modify, test and program existing Simplex control panel	**1**	ls	3,500.00	3,500		
	Replace initiating devices	**8,400**	gsf	0.75	6,300		
	Replace Audio Visual device	**8,400**	gsf	0.75	6,300		
	Add circuitry to new devices	**8,400**	gsf	2.00	16,800		
	Security System						
	Security System				ETR		
D5030	SUBTOTAL					$ 45,500	
	D5040 OTHER ELECTRICAL SYSTEMS						
	Common Work Result for Electrical						
	Demolition work	**1**	ls	8,500.00	8,500		
	Temp power and lights	**1**	ls	5,000.00	5,000		
	Coordination, BIM	**1**	ls	5,200.00	5,200		
	Fees & Permits	**1**	ls	3,000.00	3,000		
D5040	SUBTOTAL					$ 21,700	
	TOTAL - ELECTRICAL						**$222,500**
	E10 EQUIPMENT						
	E1000 EQUIPMENT, GENERALLY						
110000	*EQUIPMENT*						
	All equipment by owner						
E1000	SUBTOTAL					$ -	
	TOTAL - EQUIPMENT						

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Gardner High School
Locker Room Upgrades
City of Gardner, MA

9.3.25

Study Stage GFA 8,400

CODE	DESCRIPTION	QTY	UNIT	UNIT COST	COST	SUBTOTAL COST	TOTAL COST
	Locker Renovation						
	E20 FURNISHINGS						
	E2010 FIXED FURNISHINGS						
	122100 WINDOW TREATMENT						
122113	No Work in this section						
	123000 CASEWORK (no work assumed)						
E2010	SUBTOTAL					$ -	
	E2020 MOVABLE FURNISHINGS						
	All movable furnishings to be provided and installed by owner				NIC		
E2020	SUBTOTAL					$ -	
	TOTAL - FURNISHINGS						
	F20 SELECTIVE BUILDING DEMOLITION						
	F2010 BUILDING ELEMENTS DEMOLITION						
	Remove partial height glazed CMU walls at shower cubicles	**333**	lf	75.00	24,975		
	Remove CMU walls	**155**	lf	168.00	26,040		
	Remove stud + chain-link walls	**322**	lf	42.00	13,524		
	Remove doors	**2**	ea	200.00	400		
	Remove existing flooring	**8,400**	sf	3.00	25,200		
	Remove existing ceilings	**8,400**	sf	2.00	16,800		
	Remove MEP; cut and cap in trades	**8,400**	sf	2.50	21,000		
	Misc. protection and dust control	**1**	ls	15,000.00	15,000		
F2010	SUBTOTAL					$ 142,939	
	F2020 HAZARDOUS COMPONENTS ABATEMENT						
	No items in this section						
F2020	SUBTOTAL					$ -	
	TOTAL - SELECTIVE BUILDING DEMOLITION						**$142,939**

Tighe & Bond



G0384-103
May 19, 2026

Josh Cormier
Director of Purchasing
City of Gardner
95 Pleasant Street
Gardner, MA

Re: **Gardner High School Locker Room Upgrades**
Contractor Bid Review

Dear Josh:

On May 11, 2026, the City of Gardner opened four bids for the Gardner Locker Room Upgrade Project. The bidders, their respective bid prices, and Tighe & Bond's opinion of probable construction cost are as follows:

Contractor	**Total Bid Amount**
Stutman Contracting, Inc.	$3,081,065.00
J.J. Cardosi, Inc	$3,134,600.00
G.V.W. Incorporated	$3,184.435.00
General Air Conditioning & Heating Inc	$3,322,412.00
Tighe & Bond's Opinion of Probable Construction Cost	$3,051,603.00

The attached bid tabulation presents a direct comparison of the bids in more detail.

As requested, we reviewed bid information submitted by the nominal low bidder, as well as reviewed performance and financial reference information. Results of our review are summarized below together with opinions reached.

Bid Review

The bid including attachments submitted by the nominal low bidder, Stutman Contracting Inc., appears to be in conformance with the requirements of the bidding documents.

For comparison, Tighe & Bond's opinion of probable construction cost for the project was $3,051,603.00 million.

Reference Review for Performance

Tighe & Bond reviewed the project reference lists provided with Stutman Contracting Inc.'s bid and contacted selected references by telephone or other means to verify Stutman Contracting Inc.'s performance with respect to quality of workmanship, work schedules on prior projects, submittal and change order processing, cooperation, and overall satisfaction. The references contacted have worked with Stutman Contracting Inc. on projects ranging from less than $666,800 to over $3,437,595. Based on the information provided from contacted references, it appears that Stuman Contracting Inc has the experience to perform the work.

Reference Review for Financial Standing

Tighe & Bond also evaluated The Fidelity and Deposit Company of Maryland, to review financial information made available regarding Stutman Contracting Inc.'s financial standing.

In addition, Tighe & Bond reviewed financial rating information regarding The Fidelity and Deposit Company of Maryland Company, the company that provided Stutman Contracting Inc's bid bond for this project. The Fidelity and Deposit Company of Maryland Company has an "A+" (superior) rating and a financial size category XV Greater than or Equal to USD 2.00 Billion) with AM Best Company.

Based on the information made available and reviewed, as well as Tighe & Bond's direct experience with Stutman Contracting, Inc, it is our opinion that Stutman Contracting, Inc. has demonstrated that it is the lowest responsible and eligible bidder We trust that the information provided herein will assist City of Gardner in making an award of the contract for the Gardner High School Locker Room Upgrades Project, contingent upon the following:

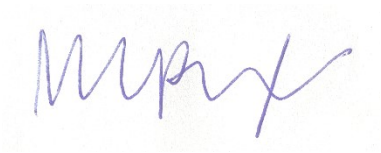
- Receipt of required Performance and Payment Bonds
- Receipt of required Certificates of Insurance

Upon authorization by the City of Gardner, we will issue a "Notice of Award" to the Contractor designated as the lowest responsible and eligible bidder notifying them that they are the successful bidder and requesting that they submit the required bonds and certificates of insurance.

Please call Madison Pixley at (503)708-6099 with questions.

Very truly yours,

TIGHE & BOND, INC.



Madison Pixley
Project Manager

Enclosures
Copy: Mark Hawke
Wayne Anderson

C:\Users\MPixley\AppData\Local\Microsoft\Windows\INetCache\Content.Outlook\JJ84ICXC\Rec to Award Standard Form.docx

GARDNER, MASSACHUSETTS

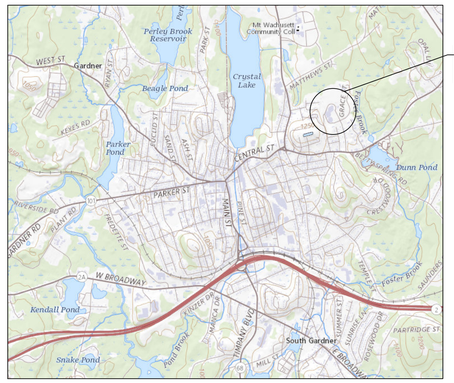
GARDNER HIGH SCHOOL LOCKER ROOM RENOVATION

PROJECT NO: G-0384-103

ISSUED FOR BID

APRIL 8, 2026

SHEET LIST		
SHEET NO.	DRAWING NO.	DRAWING TITLE
GENERAL		
G-001	1	COVER SHEET
G-101	2	GENERAL NOTES
G-102	3	PARTITION TYPES AND NOTES
G-103	4	LIFE SAFETY AND BUILDING CODE ANALYSIS
ARCHITECTURAL		
AD-100	5	DEMOLITION PLAN
A-100	6	FIRST FLOOR OVERALL PLAN
A-101	7	LOWER ROOF PLAN DEMO AND NEW
A-500	8	DOOR AND FRAME
A-600	9	TOILET PLANS AND SCHEDULES
A-700	10	INTERIOR ELEVATIONS AND DETAILS
A-800	11	REFLECTED CEILING PLAN
A-900	12	FINISH LEGEND
A-901	13	FIRST FLOOR FINISH PLAN
STRUCTURAL		
S-001	14	GENERAL NOTES
SD-101	15	STRUCTURAL DEMOLITION FIRST FLOOR PLAN
SD-102	16	STRUCTURAL DEMOLITION ENLARGED PARTIAL FIRST FLOOR PLAN
S-101	17	STRUCTURAL FIRST FLOOR PLAN
S-102	18	STRUCTURAL ROOF FRAMING PLAN
S-201	19	STRUCTURAL ENLARGED PARTIAL FIRST FLOOR PLANS
S-202	20	STRUCTURAL ENLARGED PARTIAL ROOF PLANS
S-301	21	STRUCTURAL SECTIONS - 1
S-302	22	STRUCTURAL SECTIONS - 2
PLUMBING		
P-001	23	PLUMBING GENERAL NOTES AND LEGENDS
PD-100	24	PLUMBING DEMOLITION UNDERGROUND FLOOR PLAN
PD-101	25	PLUMBING DEMOLITION FIRST FLOOR PLAN
P-100	26	PLUMBING UNDERGROUND FLOOR PLAN
P-101	27	PLUMBING FIRST FLOOR PLAN
P-501	28	PLUMBING DETAILS
P-601	29	PLUMBING SCHEDULES
HVAC		
H-001	30	HVAC LEGEND AND GENERAL NOTES
HD-101	31	HVAC DEMOLITION FIRST FLOOR PLAN
H-101	32	HVAC FIRST FLOOR DUCTWORK PLAN
H-102	33	HVAC FIRST FLOOR PIPING PLAN
H-103	34	HVAC ROOF PLAN
H-501	35	HVAC DETAILS - 1
H-502	36	HVAC DETAILS - 2
H-601	37	HVAC SCHEDULES
H-700	38	HVAC CONTROLS LEGEND AND DIAGRAM
H-701	39	HVAC CONTROL DIAGRAMS
ELECTRICAL		
E-001	40	ELECTRICAL LEGEND AND ABBREVIATIONS
E-002	41	ELECTRICAL GENERAL NOTES
ED-101	42	ELECTRICAL LIGHTING DEMOLITION FIRST FLOOR PLAN
ED-201	43	ELECTRICAL DEMOLITION FIRST FLOOR PLAN
ED-301	44	FIRE ALARM DEMOLITION FIRST FLOOR PLAN
E-101	45	ELECTRICAL FIRST FLOOR LIGHTING PLAN
E-201	46	ELECTRICAL FIRST FLOOR POWER PLAN
E-202	47	ELECTRICAL ROOF POWER PLAN
E-211	48	TECHNOLOGY FIRST FLOOR PLAN
E-301	49	FIRE ALARM FIRST FLOOR PLAN
E-501	50	ELECTRICAL DETAILS - 1
E-502	51	ELECTRICAL DETAILS - 2
E-601	52	ELECTRICAL POWER RISER DIAGRAM
E-602	53	FIRE ALARM RISER DIAGRAM
E-701	54	ELECTRICAL SCHEDULES



LOCATION MAP
SCALE: X" = X'

PREPARED BY:

Tighe & Bond

arc.

Architectural Resources Cambridge, Inc.
501 Boylston Street
Suite 4101
Boston, MA 02116
arcusa.com | 617.547.2200
info@arcusa.com

JASON CURTIS, PE

PREPARED FOR:

CITY OF GARDNER, MASSACHUSETTS
SCHOOL DEPARTMENT

COMPLETE SET 54 SHEETS

Plotted On: 4/7/2026 1:56:25 PM
Tighe & Bond: Autodesk Docs://2323-Gardner HS Locker Room/G-0384-103_MEP-R26.rvt

DRAWINGS SHALL NOT BE SCALED; USE WRITTEN DIMENSIONS ONLY.

DIMENSIONS:
A. SHALL BE VERIFIED IN THE FIELD BEFORE PROCEEDING WITH THE WORK. THE ARCHITECT SHALL BE CONSULTED ON ANY REQUIRED CORRECTIONS.
B. ARE TO THE FACE OF MATERIALS OR FINISH SURFACE INDICATED, UNLESS NOTED OTHERWISE.
C. ARE ACTUAL SIZES EXCEPT FOR ROUGH FRAMING OR STRUCTURAL SHAPES WHICH ARE NOMINAL SIZES, UNLESS NOTED OTHERWISE.

FLOOR ELEVATIONS, WHERE INDICATED, REFER TO FINISH FLOOR ELEVATION, AND ALL VERTICAL DIMENSIONS TO FINISHES ARE FROM FINISH FLOOR ELEVATION UNLESS NOTED OTHERWISE.

ARCHITECTURAL LAYOUT, EXTENTS AND LOCATION OF THE BUILDING ELEMENTS ARE BASED ON ASSUMED SITE SURVEY INFORMATION. IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO VERIFY THE ACCURACY OF THIS ASSUMED SITE INFORMATION AS WELL AS ALL EXISTING CONDITIONS AND RELOCATIONS INCLUDING BUT NOT LIMITED TO LOCATIONS OF PROPERTY LINES, EXISTING AND RELOCATED UTILITIES, AND BUILDING FOUNDATIONS TO REMAIN.

THE LOCATION OF UNDERGROUND UTILITIES AND STRUCTURE ARE APPROXIMATE ONLY. THE ARCHITECT DOES NOT GUARANTEE THEIR ACCURACY, OR THAT ALL UTILITIES AND SUBSURFACE STRUCTURES ARE SHOWN. THE CONTRACTOR SHALL VERIFY SIZE, LOCATION AND INVERT ELEVATIONS OF THE UTILITIES AND STRUCTURES, AS REQUIRED PRIOR TO THE START OF CONSTRUCTION. ANY DISCREPANCIES WITH RECORD DATA SHALL BE REPORTED TO THE ARCHITECT IMMEDIATELY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING DIG SAFE (1-888-344-7233) 72 HOURS BEFORE ANY DIGGING OPERATIONS.

IT SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO COORDINATE HIS/HER WORK WITH THE APPROPRIATE HIGHWAY AND UTILITY DEPARTMENTS. THE CONTRACTOR SHALL MAINTAIN ALL EXISTING AND NEWLY INSTALLED UTILITIES IN GOOD WORKING ORDER AND SHALL PROTECT THEM FROM DAMAGE AT ALL TIMES UNTIL THE WORK IS COMPLETE.

ALL MATERIALS AND CONSTRUCTION PRACTICES SHALL COMPLY WITH ALL APPLICABLE STATE AND CITY CONSTRUCTION CODES.

THE GENERAL CONTRACTOR SHALL UTILIZE ALL MEASURES AND MATERIAL TO ENSURE THE SAFETY OF ALL PERSONS AND PROPERTIES AT THE SITE DURING CONSTRUCTION.

DETAILS NOT SHOWN ARE SIMILAR IN CHARACTER TO THOSE DETAILED. WHERE SPECIFIC DIMENSIONS, DETAILS OR DESIGN INTENT CANNOT BE DETERMINED, CONSULT THE ARCHITECT BEFORE PROCEEDING WITH WORK.

DRAWINGS DO NOT SHOW ALL LOCATIONS WHERE BLOCKING MAY BE REQUIRED. BLOCKING SHALL BE PROVIDED AT ALL LOCATIONS AS REQUIRED TO COMPLETE THE WORK.

COORDINATION OF LAYOUT IS THE GENERAL CONTRACTORS RESPONSIBILITY. THIS INCLUDES COORDINATION LAYOUT OF ALL PLUMBING, HEATING AND VENTILATING, AND ELECTRICAL WORK WITH STRUCTURE, CEILING, SOFFITS, AND CHASES. THE ARCHITECT SHALL BE INFORMED OF ANY DISCREPANCIES BETWEEN CONDITIONS AS DRAWN AND ACTUAL FIELD CONDITIONS WITH ADJUSTMENTS MADE AS DIRECTED BY THE ARCHITECT.

IT IS THE INTENT OF THIS PROJECT TO CONCEAL AIR DUCTS, PIPES, CONDUIT, ETC., IN ALL AREAS WITH FINISHED CEILINGS, UNLESS NOTED OTHERWISE.

VERIFY CONTROL JOINT LOCATIONS SHOWN IN THE DRAWINGS ARE CORRECT FOR THE APPLICATION AND PROVIDE CONTROL JOINTS AS REQUIRED. LOCATION OF CONTROL JOINTS NOT SHOWN MUST BE REVIEWED BY THE ARCHITECT.

FIRE RESISTIVE RATED WALLS ARE NOT TO BE INTERRUPTED BY UNPROTECTED OPENINGS, RECESSED EQUIPMENT, OR CASEWORK. RECESSES AND VOIDS SHALL BE BUILT IN SUCH A MANNER AS TO ASSURE CONTINUITY OF THE CONSTRUCTION. ALL OPENINGS IN WALLS SHALL BE PROTECTED WITH DEVICES OR MATERIAL TO MAINTAIN THE REQUIRED FIRE RATING.

SPACE BETWEEN SLAB EDGE AND EXTERIOR WALL TO BE FIRE SAFED (FILLED AND SUPPORTED) WITH MATERIALS

SEAL ALL PENETRATIONS AT FLOORS AND FIRE RATED CEILINGS.

SEAL ALL PENETRATIONS IN ACOUSTIC PARTITIONS.

ANY VISIBLE ITEM, OF ANY TRADE WHICH IS NOT SPECIFICALLY LOCATED BY THE ARCHITECTURAL DRAWINGS,SHALL BE INSTALLED AS DIRECTED BY THE ARCHITECT.

FLOOR FINISHES SHALL CHANGE UNDER DOORS IN CLOSED POSITION, UNLESS NOTED OTHERWISE.

THRESHOLDS, WHERE SPECIFIED, SHALL RUN THE FULL DEPTH OF THE DOOR FRAME.

LOCATE INSIDE EDGE OF DOOR FRAMES 4" FROM ADJACENT WALL ON HINGE SIDE, UNLESS NOTED OTHERWISE.

CENTER SPRINKLER HEADS IN THE CENTER OF CEILING TILES OR IN CENTER OF AREA OF CEILING, UNLESS NOTED OTHERWISE.

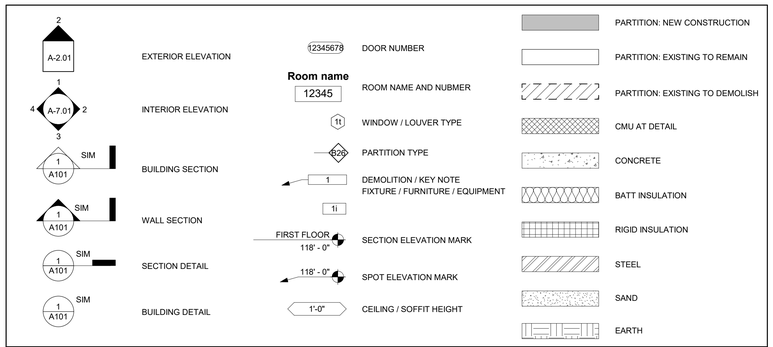
WALL DEVICE BOXES ON OPPOSITE SIDES OF A WALL SHALL NOT BE INSTALLED IN THE SAME STUD CAVITY. OFFSET BY A MINIMUM OF ONE STUD.

ALL FURNITURE SHOWN IS FOR REFERENCE ONLY AND IS NOT INCLUDED WITHIN SCOPE OF WORK.

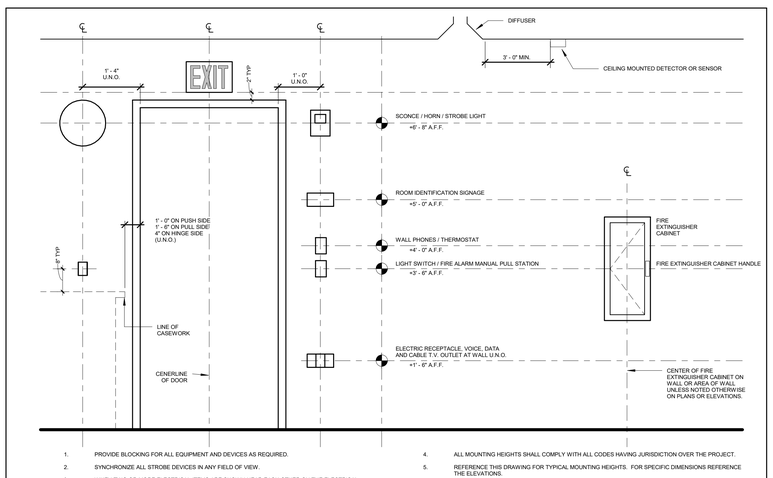
GENERAL NOTES

&	AND	EA	EACH	L.W.C.	LIGHT WEIGHT CONCRETE	REV	REVISION
@	AT	EL	ELEVATION DATUM	LAV	LAVATORY	RFG	ROOFING
CL	CENTERLINE	ELEC	ELECTRICAL	LB	POUND	RM	ROOM
'	FEET	ELEV	ELEVATOR	LOC	LOCATION		
"	INCH(ES)	EMER	EMERGENCY	LT	LIGHT	S.C.	SOLID CORE
#	NUMBER	ENCL	ENCLOSURE	LVR	LOUVER	S.D.	STORM DRAIN
/	PER	ENT	ENTRANCE			S.F.	SQUARE FOOT
%	PERCENT	EQ	EQUAL	M.E.	MATCH EXISTING	SCH	SCHEDULE
±	PLUS/MINUS	EQUIP	EQUIPMENT	M.O.	MASONRY OPENING	SCN	SCREEN
		EXIST	EXISTING	MACH	MACHINE	SECT	SECTION
A.B.	ANCHOR BOLT	EXP	EXPANSION	MAX	MAXIMUM	SIM	SIMILAR
A.D.	AREA DRAIN	EXPD	EXPOSED	MB	MARKERBOARD	SPEC	SPECIFICATION
A.P.	ACCESS PANEL	EXT	EXTERIOR	MECH	MECHANICAL	SPKR	SPEAKER
ABV	ABOVE			MEMB	MEMBRANE	SS	SOLID SURFACE
AC	ACOUSTICAL	F.A.	FIRE ALARM	MEZZ	MEZZANINE	ST	STREET
ACC	ACCESS	F.D.	FLOOR DRAIN	MFR	MANUFACTURER	ST.PART.	STEEL PARTITION
ACT	ACOUSTICAL CEILING TILE	F.D.C.	FIRE DEPARTMENT CONNECTION	MIN	MINIMUM	ST.STL.	STAINLESS STEEL
ADD	ADDENDUM	F.E.	FIRE EXTINGUISHER	MISC	MISCELLANEOUS	STC	SOUND TRANSMISSION CLASS
ADD'L	ADDITIONAL	F.E.C.	FIRE EXTINGUISHER CABINET	ML	MATCH LINE	STD	STANDARD
ADH	ADHESIVE			MTD	MOUNTED	STER	STERILIZER
ADJ	ADJUSTABLE			MTG.	MOUNTING	STL	STEEL
AFF	ABOVE FINISHED FLOOR	F.F.	FINISH FLOOR	MTG. HT.	MOUNTING HEIGHT	STR	STRUCTURAL
AL	ALUMINUM	F.O.	FACE OF	MTL	METAL	SUB	SUBSTITUTE
ALT	ALTERNATE	FD	FIRE DAMPER	MUL	MULLION	SUP	SUPPORT
ANOD	ANODIZED	FDN	FOUNDATION	MULT	MULTIPLE	SUR	SURFACE
AUTO	AUTOMATIC	FIN	FINISH			SUSP	SUSPENDED
		FIXT	FIXTURE	N	NORTH	SUSP.CLG.	SUSPENDED CEILING
B.M.	BENCH MARK	FLG	FLOORING	N.I.C.	NOT IN CONTRACT		
B.O.	BY OTHERS	FLR	FLOOR	N.T.S.	NOT TO SCALE	T&B	TOP & BOTTOM
B.U.	BUILT-UP	FLR MTD.	FLOOR MOUNTED	NFPA	NATIONAL FIRE PROTECTION ASSOCIATION	T&G	TONGUE & GROOVE
BD	BOARD	FPRF	FIREPROOFING			T.B.	TACK BOARD
BITUM	BITUMINOUS	FTG	FOOTING			T.O.	TOP OF
BLDG	BUILDING	FURN	FURNITURE	O.C.	ON CENTER(S)	T.O.C.	TOP OF CONCRETE
BLK	BLOCK			O.F.C.I.	OWNER FURNISHED, CONTRACTOR INSTALL	T.O.M.	TOP OF MASONRY
BLKG	BLOCKING	G.B.	GRAB BAR	O.F.O.I.	OWNER FURNISHED, OWNER INSTALL	T.O.S.	TOP OF STEEL
BOT	BOTTOM	G.C.	GENERAL CONTRACTOR			T.O.W.	TOP OF WALL
BSMT	BASEMENT	G.R.	GUARDRAIL			T.P.	TOP OF PAVEMENT
		G.S.	GALVANIZED STEEL	O.F.S.	OUTSIDE FACE OF STUD	T.S.	TUBE STEEL
C.F.C.I.	CONTRACTOR FURNISH, CONTRACTOR INSTALL	GA	GAUGE	OA	OVERALL	TEL	TELEPHONE
		GALV	GALVANIZED	OD	OUTSIDE DIAMETER	TEMP	TEMPORARY
C.G.	CORNER GUARD	GEN	GENERAL	OH	OVERHEAD	TERR	TERRAZZO
C.J.	CONSTRUCTION JOINT	GFRC	GLASS FIBER REINFORCED CONCRETE	OPNG	OPENING	THK	THICK
C.L.F.	CHAIN LINK FENCE			OPP	OPPOSITE	THR	THRESHOLD
CIR	CIRCLE	GL	GLASS	OPPH	OPPOSITE HAND	THRU	THROUGH
CJ	CONTROL JOINT	GND	GROUND	ORIG	ORIGINAL	TYP	TYPICAL
CLG	CEILING	GR	GRADE				
CLR	CLEAR	GYP	GYPSUM	P.L.	PROPERTY LINE	U.N.O.	UNLESS NOTED OTHERWISE
CMU	CONCRETE MASONRY UNIT	GWB	GYPSUM WALL BOARD	P.LAM	PLASTIC LAMINATE	UC	UNDERCUT
COL	COLUMN			P.T.	PRESSURE TREATED	UG	UNDERGROUND
CONC.	CONCRETE	H.M.	HOLLOW METAL	PAR	PARALLEL	UL	UNDERWRITERS
COND	CONDITION	H.P.	HIGH POINT	PLMB	PLUMBING		LABORATORIES, INC.
CONST	CONSTRUCTION	HC	HANDICAP	PLY	PLYWOOD	UNF	UNFINISHED
CONT	CONTINUOUS	HDW	HARDWARE	PNL	PANEL		
CPT	CARPET	HDWD	HARDWOOD	PNLG	PANELING	V.B.	VAPOR BARRIER
CT	CERAMIC TILE	HOR	HORIZONTAL	POL	POLISHED	V.C.T.	VINYL COMPOSITION TILE
CTR	CENTER	HT	HEIGHT	PR	PAIR	V.I.F.	VERIFY IN FIELD
CW	CURTAIN WALL	HVAC	HEATING, VENTILATION, & AIR CONDITIONING	PREFAB	PREFABRICATED	VAR	VARIES
				PREFIN	PREFINISHED	VENT	VENTILATION
D.F.	DRINKING FOUNTAIN			PTD	PAINTED	VERT	VERTICAL
DEG	DEGREE	I.D.	INSIDE DIAMETER	PTN	PARTITION		
DEMO	DEMOLITION	IMPR	IMPREGNATE	PVMT	PAVEMENT	W	WEST
DET	DETAIL	IN	INCH(ES)	PWR	POWER	W.C.	WATER CLOSET
DIA	DIAMETER	INCL	INCLUDE			W.P.	WORKING POINT
DIFF	DIFFUSER	INFO	INFORMATION	QTY	QUARRY TILE	W.R.	WATER-RESISTANT
DIM	DIMENSION	INST	INSTALL	QTY	QUANTITY	W.S.	WEATHER STRIPPING
DIST	DISTANCE	INSUL	INSULATION			W.T.W.	WALL TO WALL
DIV	DIVISION	INT	INTERIOR	R	RADIUS	W.W.F.	WELDED WIRE FABRIC
DN	DOWN	INV	INVERT	R.D.	ROOF DRAIN	W.W.M.	WELDED WIRE MESH
DOC	DOCUMENTS			R.H.	RIGHT HAND	W/	WITH
DP	DAMPPROOFING	J.B.	JUNCTION BOX	R.H.R.	RIGHT HAND REVERSE	W/O	WITHOUT
DR	DOOR	JNT	JOINT	R.O.	ROUGH OPENING	WD	WOOD
DS	DOWNSPOUT			RE	REFER	WP	WATERPROOFING
DWG	DRAWING	K.D.	KNOCK DOWN	RECP	RECEPTACLE		
		K.O.	KNOCK OUT	REF	REFERENCE	X	BY (AS 6'x8')
E	EAST	L.H.	LEFT HAND	REFG	REFRIGERATOR		
E.B.	EXPANSION BOLT	L.L.	LIVE LOAD	REINF	REINFORCED		
E.J.	EXPANSION JOINT	L.P.	LOW POINT	REQ'D	REQUIRED		
E.P.	ELECTRICAL PANEL			RESIL	RESILIENT		
E.T.R.	EXISTING TO REMAIN						

ABBREVIATIONS



SYMBOL LEGEND



1. PROVIDE BLOCKING FOR ALL EQUIPMENT AND DEVICES AS REQUIRED.
2. SYNCHRONIZE ALL STROBE DEVICES IN ANY FIELD OF VIEW.
3. WHEN TWO OR MORE ELECTRICAL ITEMS ARE SHOWN NEAR EACH OTHER ON THE ELECTRICAL DRAWINGS ALIGN THEM VERTICALLY AS SHOWN. IF MULTIPLE PLATES OF SIMILAR ITEMS ARE REQUIRED, ARRANGE THEM SYMMETRICALLY ABOUT THE CENTERLINE.
4. ALL MOUNTING HEIGHTS SHALL COMPLY WITH ALL CODES HAVING JURISDICTION OVER THE PROJECT.
5. REFERENCE THIS DRAWING FOR TYPICAL MOUNTING HEIGHTS. FOR SPECIFIC DIMENSIONS REFERENCE THE ELEVATIONS.
6. THESE MOUNTING HEIGHTS ARE STANDARD FOR THE ENTIRE PROJECT. IF ANY CONDITIONS DO NOT PERMIT MOUNTING AS SHOWN, PLEASE INFORM THE ARCHITECT IMMEDIATELY FOR CLARIFICATION.

TYPICAL MOUNTING HEIGHTS

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Gardner High School Locker Room Renovation Project

City of Gardner

Gardner, Massachusetts

MARK	DATE	DESCRIPTION
	4/8/2026	ISSUED FOR BIDDING

PROJECT NO:	2523.00
DATE:	04/08/2026
FILE:	2523.00-G-101
DRAWN BY:	Author
DESIGNED BY:	Designer
CHECKED BY:	Checker
APPROVED BY:	Approver

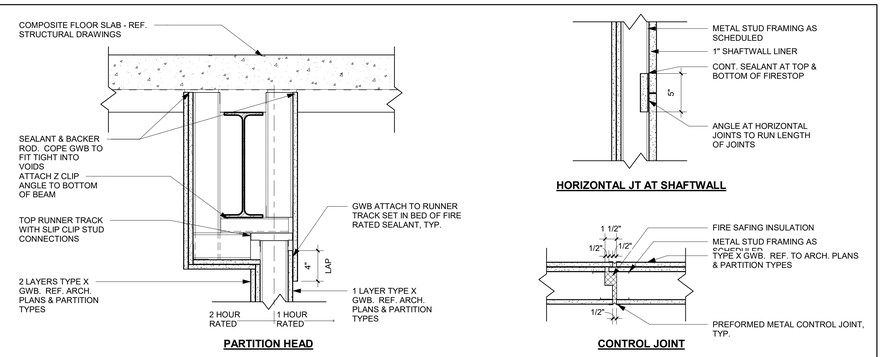
GENERAL NOTES

SCALE: NO SCALE

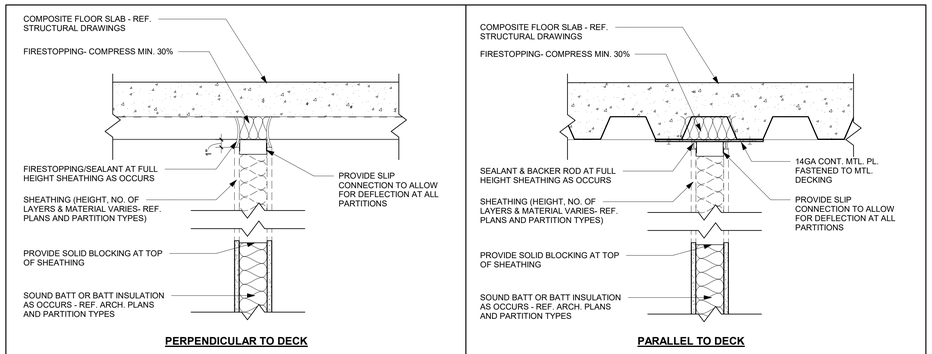
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By: Author

PARTITION SCHEDULE										
TYPE MARK	WALL - CORE	SHEATHING - SYMBOL SIDE	SHEATHING - SYMBOL SIDE HEIGHT	SHEATHING - OPP. SIDE	SHEATHING - OPP. SIDE HEIGHT	FIRE RATING	UL	ACCOUSTIC	STC	COMMENTS
A25	3 5/8" MS	1 LAYER GWB	FULL HEIGHT	1 LAYER GWB	FULL HEIGHT			•		IMPACT RESISTANT GWB BELOW 6' WHERE NOT PROTECTED BY LOCKERS
A35	6" MS	1 LAYER GWB	FULL HEIGHT	1 LAYER GWB	FULL HEIGHT			•		IMPACT RESISTANT GWB BELOW 6' WHERE NOT PROTECTED BY LOCKERS
B25	3 5/8" MS	1 LAYER GWB	FULL HEIGHT	1 LAYER MRGWB	FULL HEIGHT			•		<varies>
B35	6" MS	1 LAYER GWB	FULL HEIGHT	1 LAYER MRGWB	FULL HEIGHT			•		IMPACT RESISTANT GWB BELOW 6' WHERE NOT PROTECTED BY LOCKERS
F02	7/8" HT	1 LAYER GWB	6" ABV. CEILING							<varies>
F22	3 5/8" MS	1 LAYER GWB	6" ABV. CEILING							IMPACT RESISTANT GWB BELOW 6' WHERE NOT PROTECTED BY LOCKERS
G32	6" MS	1 LAYER MRGWB	6" ABV. CEILING	1 LAYER MRGWB	6" ABV. CEILING					
L22	3 5/8" MS	1 LAYER MRGWB	6" ABV. CEILING							



TYPICAL FIRE-RATED PARTITION DETAILS



TYPICAL MS PARTITION HEAD DETAIL

1. ALL PARTITIONS ARE TO EXTEND FROM FLOOR TO UNDERSIDE OF THE STRUCTURE ABOVE UNLESS OTHERWISE NOTED.

2. SEE THE FINISH DRAWINGS AND FINISH SCHEDULE FOR ALL MATERIALS/FINISHES.

3. FOR ALL FIRE RATED PARTITIONS, REFER TO TYPICAL DETAILS ON THIS PAGE

4. ALL MRGWB BOARD IS TO EXTEND FROM THE FLOOR TO UNDERSIDE OF THE CEILING, IN ADDITION TO ADEQUATE BOARD ABOVE THE CEILING AS REQUIRED.

4. METAL STUDS SPANNING MORE THAN 14'-0" SHALL NOT BE LESS THAN 22 GAUGE.

5. METAL STUD SPACING SHALL BE 16" O.C. MAXIMUM.

6. ALL RECESSED CABINETS AND / OR EQUIPMENT ITEMS OCCURRING IN FIRE RATED PARTITIONS ARE TO BE ENCLOSED IN CONSTRUCTION EQUIVALENT TO THE FIRE RATING OF THE PARTITIONS IN WHICH THEY OCCUR.

7. SEE INTERIOR ELEVATIONS AND/OR PLANS FOR SPECIAL GWB/GFP WORK AT ALL ENCLOSED SPACES.

8. WHERE PARTITIONS ENCOUNTER STRUCTURE, I.E. SOFFITS, COLUMNS AND PIERS, PROVIDE SUFFICIENT LAYERS OF GWB, INSULATION, ETC., ON ADDITIONAL FRAMING TO MAINTAIN THE INTEGRITY OF THE ACOUSTICAL AND FIRE RATINGS AS CALLED FOR BY THE PARTITION TYPE.

9. FOR ALL EXTERIOR WALLS, REFER TO PLAN DETAILS AND FINISH SCHEDULE FOR INTERIOR FINISH MATERIALS.

10. INTERIOR FACE OF EXTERIOR WALLS TO BE 5/8" GWB, UNLESS OTHERWISE NOTED. SEE FINISH SCHEDULE FOR ADDITIONAL INFORMATION.

11. AT PARTITIONS WITH TRANSOM LIGHTS, ETC., PARTITION TYPE SHOWN OCCURS BOTH ABOVE AND BELOW TRANSOM FRAMING.

12. WHERE OCCURRING, THE ACOUSTICAL BATT INSULATION IS TO COMPLETELY FILL THE PARTITION FROM THE FLOOR SLAB BELOW TO THE SLAB/DECK ABOVE UNLESS OTHERWISE NOTED.

13. IT IS THE INTENT OF THESE DOCUMENTS THAT EVERY PARTITION BE IDENTIFIED BY A PARTITION TYPE KEY. IN THE EVENT THAT A PARTITION IS NOT LABELED ANYWHERE IN THESE DOCUMENTS, CONSULT w/ ARCHITECT TO DETERMINE TYPE.

14. WHEREVER DOUBLE-STUD ACOUSTIC PARTITION CONSTRUCTION IS SHOWN, THERE SHALL BE NO RIGID CONNECTIONS FROM ONE ROW OF STUDS TO THE OTHER.

15. SEAL ALL OPENINGS AND PARTITION EDGES AT FIRE PARTITIONS. SEE G-1.03 FOR FIRE PARTITION LOCATIONS.

16. SEAL ALL OPENINGS AND PARTITION EDGES AT PARTITION ABOVE CEILING FOR RETURN AIR PLENUM.

17. ACOUSTICAL SEALANT IS TO BE USED AT THE TOP AND BOTTOM OF ALL PARTITIONS CONTAINING ACOUSTICAL INSULATION INCLUDING ALL PENETRATIONS.

18. SEE STRUCTURAL DRAWINGS FOR REINFORCEMENT OF ALL CMU PARTITIONS.

19. PROVIDE BULLNOSE CMU SHAPES AT EXPOSED CMU CORNERS AND EDGES.

20. REFER TO 2003 UL FIRE RESISTANCE CATALOG FOR COMPLETE UL ASSEMBLIES NOTED IN PARTITION TYPE SCHEDULE.

21. PROVIDE CONTROL JOINTS AS REQUIRED: VERIFY THAT THE LOCATIONS OF THE CONTROL JOINTS SHOWN ARE CORRECT FOR THE APPLICATION SHOWN. FOLLOW MANUFACTURER'S RECOMMENDATIONS FOR THE PLACEMENT OF CONTROL JOINTS ASSOCIATED WITH ABUSE-RESISTANT GYPSUM WALLBOARD, AS THESE MAY BE MORE EXTENSIVE THAN WOULD BE EXPECTED OF CONTROL JOINT SPACING IN NORMAL GYPSUM WALLBOARD FINISHES. FINAL LOCATIONS TO BE REVIEWED BY THE ARCHITECT.

22. GROUT SOLID ALL THE JOINTS WHERE CMU PARTITIONS MEET SLURRY WALL CONSTRUCTION.

23. ALL EXPOSED VERTICAL GWB CORNERS ARE TO HAVE HIGH STRENGTH SQUARE CORNER BEADS AS SPECIFIED UNLESS OTHERWISE NOTED.

PARTITION ABBREVIATIONS

MS	METAL STUD (SIZE AS NOTED)
C-H	"C-H" TYPE METAL STUD (SIZE AS NOTED)
AI	ACOUSTICAL (BATT) INSULATION
CMU	CONCRETE MASONRY UNIT (SIZE AS NOTED)
CBU	CEMENTITIOUS BACKER UNIT
GWB	GYPSUM WALL BOARD
GFB	GYPSUM FIBER BOARD
AR	ABUSE RESISTANT
FR	FIRE RESISTANT
MR	MOISTURE RESISTANT
LT. WT.	LIGHT WEIGHT

PARTITION NOTES & ABBREVIATIONS

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Gardner High School Locker Room Renovation Project

City of Gardner

Gardner, Massachusetts

MARK	DATE	DESCRIPTION
	4/8/2026	ISSUED FOR BIDDING

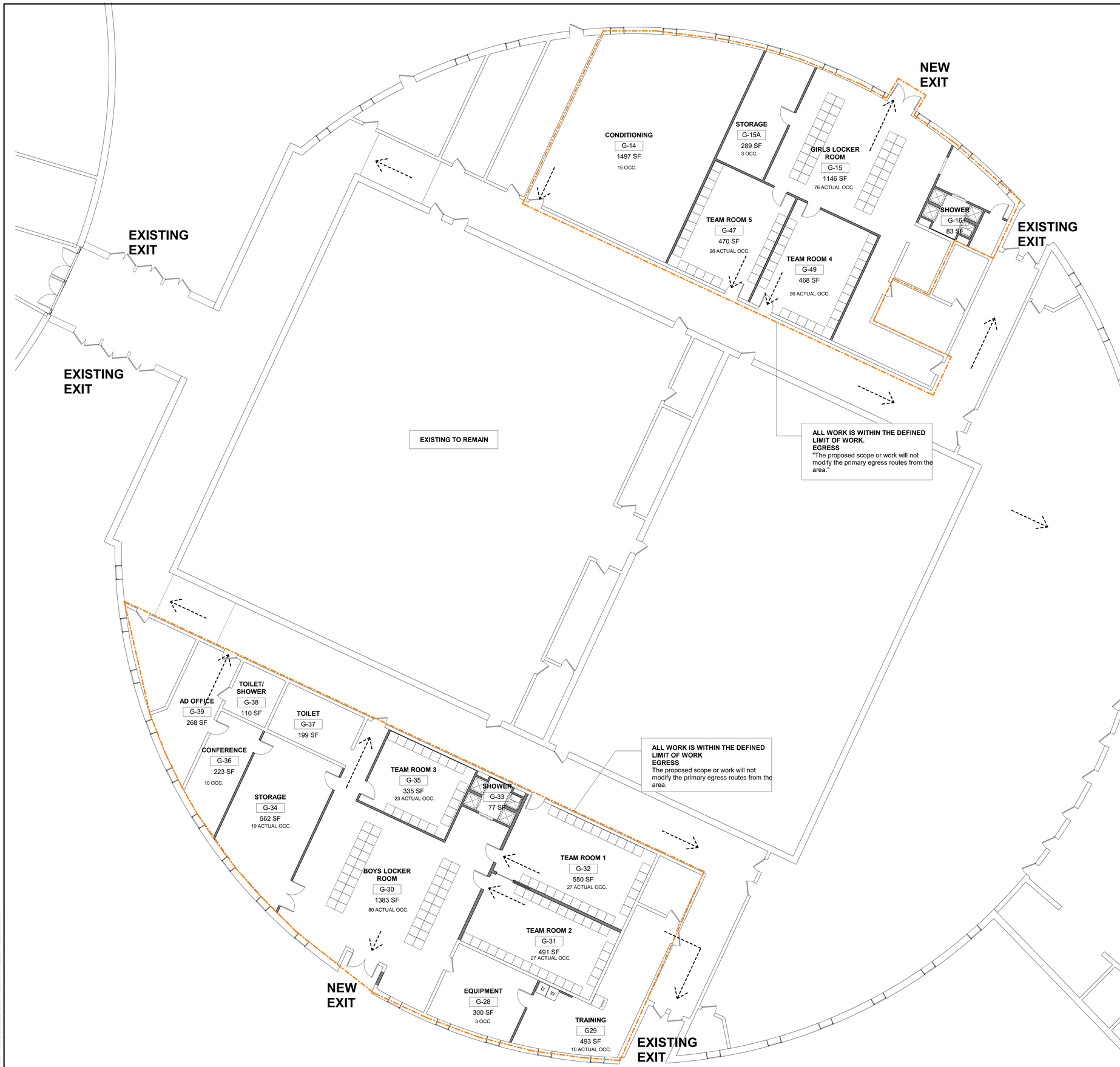
PROJECT NO:	2523.00
DATE:	04/08/2026
FILE:	2523.00-G-102
DRAWN BY:	Author
DESIGNED BY:	Designer
CHECKED BY:	Checker
APPROVED BY:	Approver

PARTITION TYPES AND NOTES

SCALE: NO SCALE

G-102

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By: Author



1. SEE PROJECT MANUAL SPECIFICATIONS FOR FULL CODE REPORT

Introduction
Gardner High School is an existing public school in Gardner, Massachusetts. The proposed scope of work is limited to the boys and girls locker rooms in the gymnasium wing. This code summary is based on a site visit conducted on March 13, 2026 to review the existing conditions and available existing building plans.

According to IEBC MA Amended Section 104.2.2.1, any building regulated by 780 CMR undergoing a renovation must be investigated and evaluated in accordance with the code in a written report form. The purpose of this report is to serve as the existing building evaluation report for its major fire protection, life safety, and accessibility features.
Following is a list of applicable codes:

International Existing Building Code
The International Existing Building Code (IEBC) with Massachusetts amendments allows for 3 separate compliance methods, the Prescriptive Method (in general, altered areas must comply with the code for new construction), Work Area Method (level of compliance is based on the classification of work), and Performance Compliance Method (numerical method that allows tradeoffs for deficiencies). This report is based on the Work Area Method.

1. Work Area and Classification of Work:
The requirements in the IEBC area based on the classification of the work as Alteration Level 1, 2 or 3. This is based on the extent of the project "work area", which is defined as the area within which architectural reconfiguration will occur (IEBC Chapter 2). Areas where the only work will be new finishes, furnishings, or installation of new building systems are not classified as part of the work area. The levels of work area defined as follows:

The proposed scope of future work under consideration will be classified as a Level 2 Alteration since not more than 50% of the building area will be reconfigured. Level 2 Alterations must comply with IEBC Chapters 7 and 8.

2. Occupancy Classification:
- Use Group E (Classrooms with < 50 Occupants)
- Use Group A (Gym, Auditorium)
- Use Group B (Offices)
- Use Group S-1 (Storage)

3. Construction Type:
Based on field observations, the building appears to be of Type I or II construction (non- combustible). Although no structural system modifications are proposed, all new materials must be non-combustible except where permitted by IBC Section 603: Combustible Material in Types I and II Construction.

4. Means of Egress:
Means of egress conforming to the requirements of the building code under which the building was constructed shall be considered compliant means of egress if, in the opinion of the code official, they do not constitute a distinct hazard to life (IEBC 804.2 Exception 2). No hazardous egress conditions were noted during the site visit. The proposed scope or work will not modify the primary egress routes from the area.

Illuminated exit signs and means-of-egress lighting must be provided in all work areas in accordance with the code for new construction (780 CMR 102.6.4). The building includes existing exit signs and emergency lighting, however a detailed survey and evaluation was not conducted. New exit signs and emergency lighting must be provided in the renovated locker rooms.

CODE ANALYSIS

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Gardner High School Locker Room Renovation Project

City of Gardner

Gardner, Massachusetts

MARK	DATE	DESCRIPTION
	4/8/2026	ISSUED FOR BIDDING

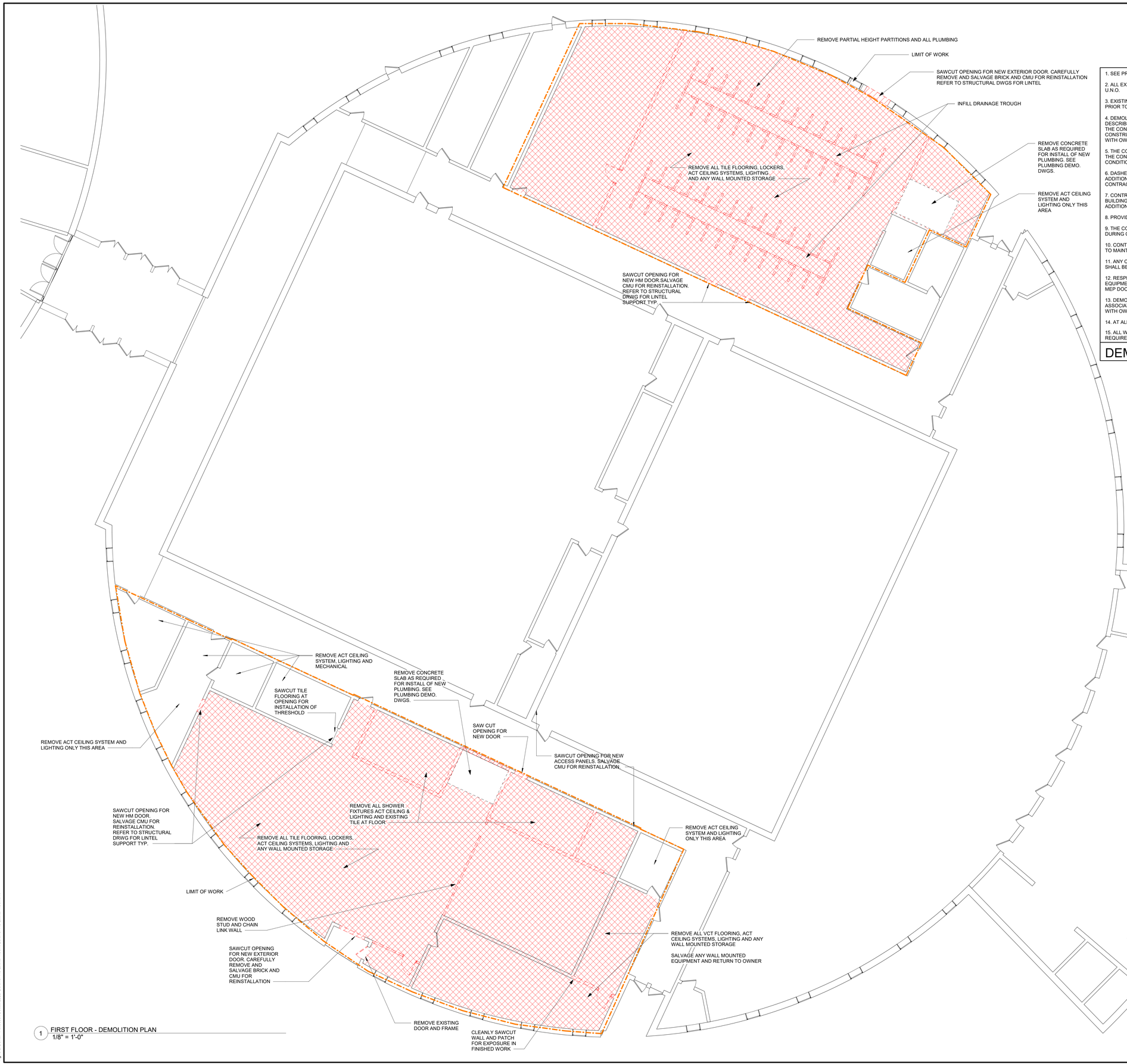
PROJECT NO:	2523.00
DATE:	04/08/2026
FILE:	2523.00-G-103
DRAWN BY:	Author
DESIGNED BY:	Designer
CHECKED BY:	Checker
APPROVED BY:	Approver

LIFE SAFETY AND BUILDING CODE ANALYSIS

SCALE: NO SCALE

G-103

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By: Author



1 FIRST FLOOR - DEMOLITION PLAN
1/8" = 1'-0"

PLAN NORTH
N

1. SEE PROJECT MANUAL SPECIFICATIONS FOR ADDITIONAL INFORMATION.

2. ALL EXISTING ELEVATIONS AND DIMENSIONS ARE ESTIMATED AND TO BE VERIFIED IN THE FIELD U.N.O.

3. EXISTING PLAN SHOWN IS FOR INFORMATIONAL PURPOSES ONLY. FIELD VERIFY ALL CONDITIONS PRIOR TO COMMENCING ANY WORK. **DO NOT SCALE DRAWINGS.**

4. DEMOLITION NOTES ARE FOR GENERAL INFORMATION ONLY. THEY ARE NOT INTENDED TO DESCRIBE THE PRECISE SCOPE OF DEMOLITION OR CUTTING REQUIRED TO COMPLETE THE WORK. THE CONTRACTOR MUST EXAMINE ALL CURRENT INFORMATION REGARDING THE PROPOSED NEW CONSTRUCTION TO ASSESS AND DEFINE DEMOLITION REQUIRED. CAREFULLY COORDINATE SCOPE WITH OWNER AND ARCHITECT.

5. THE CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS PRIOR TO COMMENCING WORK. THE CONTRACTOR IS RESPONSIBLE FOR NOTIFYING THE ARCHITECT OF ANY EXISTING CONDITIONS WHICH DEVIATE FROM THE DRAWINGS OR WHICH WILL IMPACT THE WORK.

6. DASHED LINES GENERALLY INDICATE ALL WORK TO BE DEMOLISHED OR RELOCATED. FOR ADDITIONAL INFORMATION PERTAINING TO DEMOLITION REFER TO SPECIFICATIONS AND OTHER CONTRACT DOCUMENTS.

7. CONTRACTOR TO CAREFULLY COORDINATE DEMOLITION WORK SO AS NOT TO INTERRUPT BUILDING SERVICES IN ALL OCCUPIED ADJACENT BUILDINGS. SEE UTILITY DRAWINGS FOR ADDITIONAL INFORMATION; GC TO COORDINATE.

8. PROVIDE PROPER ISOLATION OF ALL DEMOLITION WORK AS REQUIRED FROM ADJACENT AREAS.

9. THE CONTRACTOR MUST PROTECT ALL EXISTING CONSTRUCTION TO REMAIN FROM DAMAGE DURING CONSTRUCTION ACTIVITIES.

10. CONTRACTOR SHALL PROVIDE ADEQUATE SHORING DURING DEMOLITION AND CONSTRUCTION TO MAINTAIN THE STRUCTURAL INTEGRITY OF THE BUILDINGS.

11. ANY CONDITIONS FOUND DURING DEMOLITION THAT AFFECT THE PROPOSED CONSTRUCTION SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT.

12. RESPECTIVE TRADES SHALL REMOVE ALL EXISTING MECHANICAL, ELECTRICAL AND PLUMBING EQUIPMENT AS INDICATED ON MEP DOCUMENTS UNLESS OTHERWISE NOTED. REFER TO CIVIL AND MEP DOCUMENTS FOR ADDITIONAL INFORMATION.

13. DEMOLITION INCLUDES REMOVAL OF ALL FURNISHINGS, BUILT-IN CABINETRY, EQUIPMENT AND ASSOCIATED MOUNTINGS EXCEPT AS NOTED. COORDINATE ALL EXISTING ITEMS TO BE REMOVED WITH OWNER.

14. AT ALL FLOORING TO BE REMOVED, PREP SLAB AS REQUIRED TO RECEIVE NEW FLOORING.

15. ALL WALLS ARE CMU UNLESS OTHERWISE NOTED, SALVAGE BLOCK AND BRICK AS REQUIRED FOR NEW WORK

DEMOLITION NOTES

EXISTING TO REMAIN

DEMOLITION

DEMOLITION KEY

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Gardner High School Locker Room Renovation Project

City of Gardner

Gardner, Massachusetts

MARK	DATE	DESCRIPTION
	4/8/2026	ISSUED FOR BIDDING

PROJECT NO:	2523.00
DATE:	04/08/2026
FILE:	2523.00-AD-100
DRAWN BY:	Author
DESIGNED BY:	Designer
CHECKED BY:	Checker
APPROVED BY:	Approver

DEMOLITION PLAN

SCALE: NO SCALE

AD-100

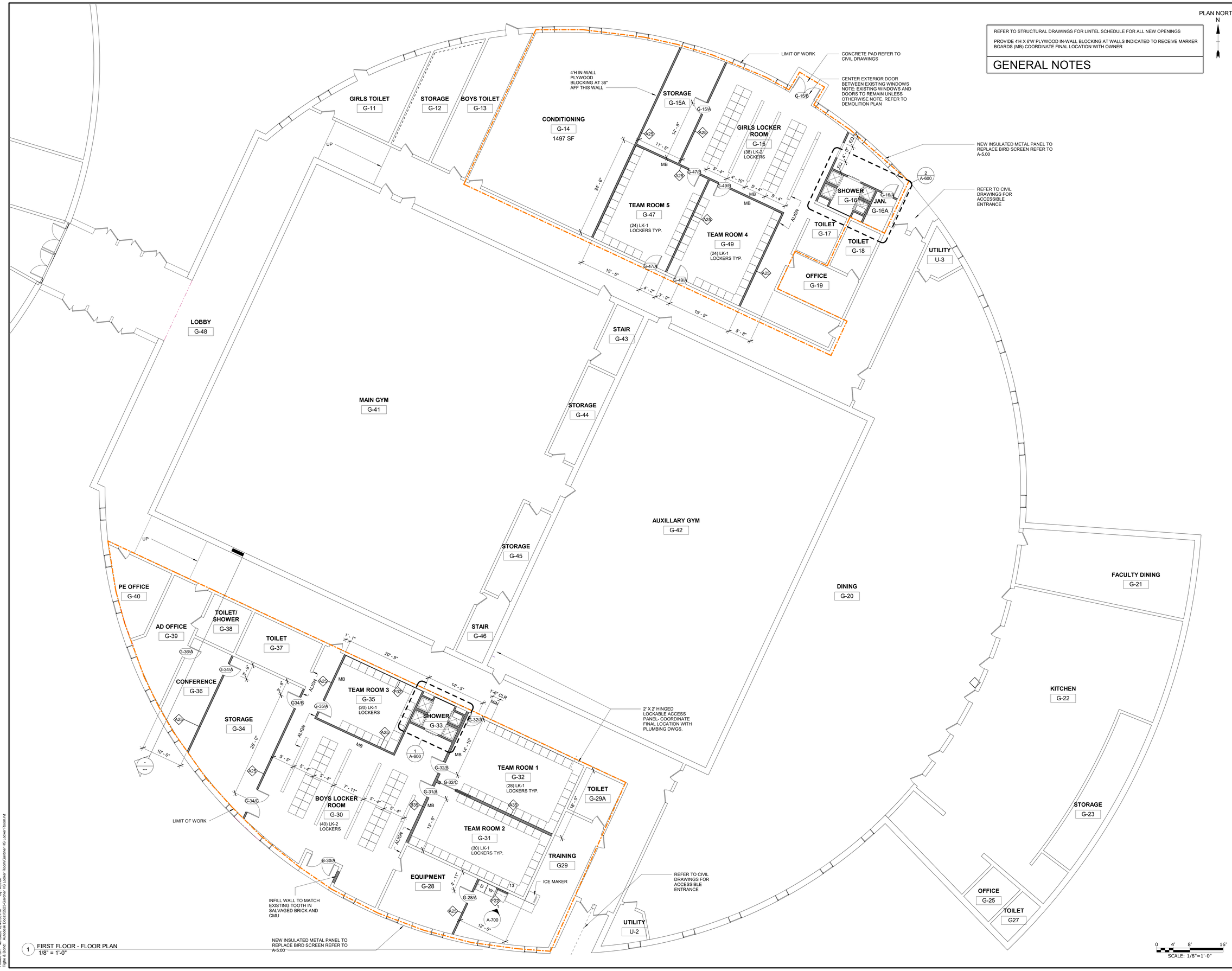
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PLAN NORTH
N

REFER TO STRUCTURAL DRAWINGS FOR LINTEL SCHEDULE FOR ALL NEW OPENINGS

PROVIDE 4'H X 6'W PLYWOOD IN-WALL BLOCKING AT WALLS INDICATED TO RECEIVE MARKER BOARDS (MB) COORDINATE FINAL LOCATION WITH OWNER

GENERAL NOTES



1 FIRST FLOOR - FLOOR PLAN
1/8" = 1'-0"

SCALE: 1/8"=1'-0"

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APPROVED BY:	Approver

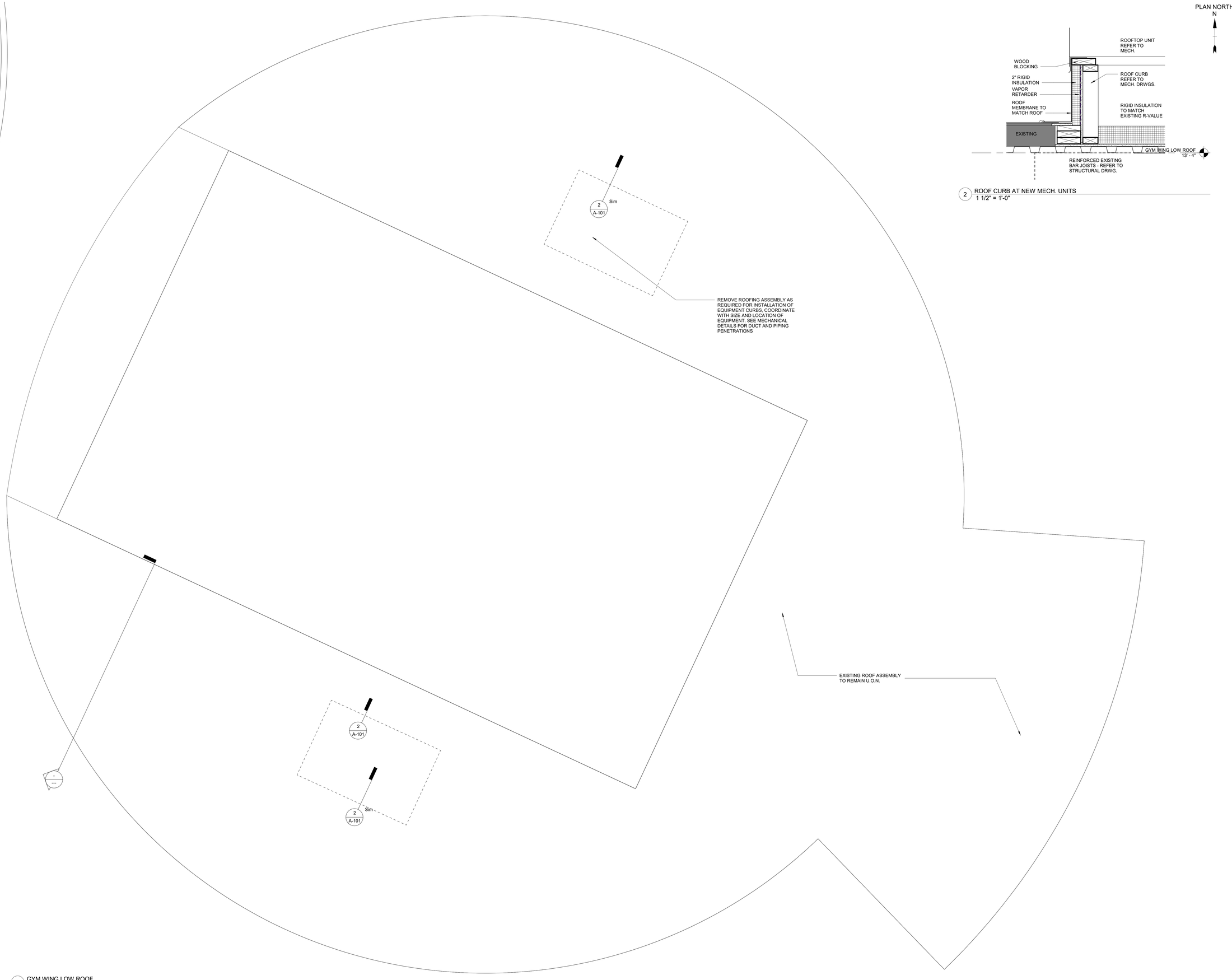
FIRST FLOOR OVERALL PLAN

SCALE: NO SCALE

A-100

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PLAN NORTH
N



1 GYM WING LOW ROOF
1/8" = 1'-0"

2 ROOF CURB AT NEW MECH. UNITS
1 1/2" = 1'-0"

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FILE:	2523.00-A-101
DRAWN BY:	Author
DESIGNED BY:	Designer
CHECKED BY:	Checker
APPROVED BY:	Approver

LOWER ROOF PLAN DEMO AND NEW

SCALE: NO SCALE

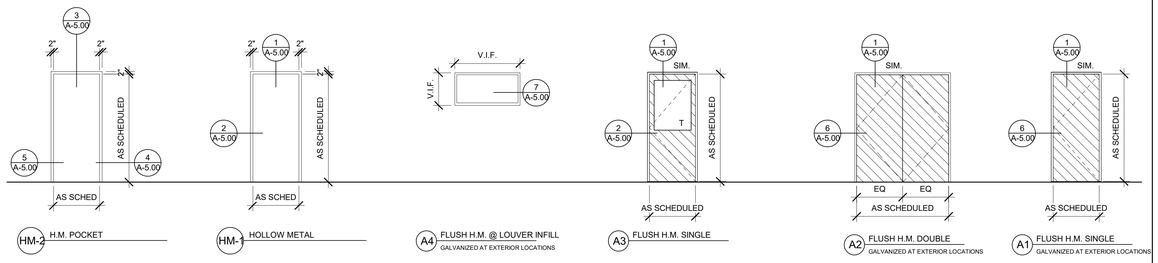
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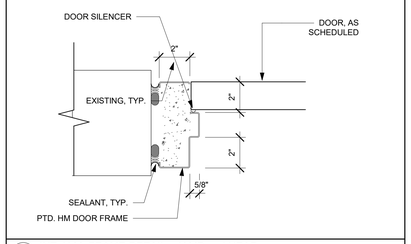
DOOR SCHEDULE

MARK	DOOR TYPE	RATING	WIDTH	HEIGHT	MATERIAL	FINISH	STC	FRAME TYPE	FRAME MATERIAL	FRAME FINISH	HARDWARE	COMMENTS
G34/B	A1		3' - 0"	7' - 0"	HM	PTD		HM-1	HM	PTD	05	
G-15/A	A1		3' - 0"	7' - 0"	HM	PTD		HM-1	HM	PTD	05	Galvanized
G-15/B	A2		6' - 0"	7' - 0"	HM	PTD		HM-1	HM	PTD	01	
G-16/A	A1		3' - 0"	7' - 0"	HM	PTD		HM-1	HM	PTD	01	Galvanized
G-28/A	A1		3' - 0"	7' - 0"	HM	PTD		HM-1	HM	PTD	05	
G-30/A	A2		6' - 0"	7' - 0"	HM	PTD		HM-1	HM	PTD	01	
G-31/A	A1		3' - 0"	7' - 0"	HM	PTD		HM-1	HM	PTD	03	
G-32/A	A1		3' - 0"	7' - 0"	HM	PTD		HM-1	HM	PTD	02	
G-32/B	A1		3' - 0"	7' - 0"	HM	PTD		HM-1	HM	PTD	03	
G-32/C	A1		4' - 0"	7' - 0"	HM	PTD		HM-2	HM	PTD	06	
G-34/A	A1		3' - 0"	7' - 0"	HM	PTD		HM-1	HM	PTD	02	
G-34/C	A2		6' - 0"	7' - 0"	HM	PTD		HM-1	HM	PTD	07	
G-35/A	A1		3' - 0"	7' - 0"	HM	PTD		HM-1	HM	PTD	02	
G-36/A	A3		3' - 0"	7' - 0"	HM	PTD		HM-1	HM	PTD	04	MATCH EXISTING HALF LITE DOOR AT AD OFFICE
G-47/A	A1		3' - 0"	7' - 0"	HM	PTD		HM-1	HM	PTD	03	
G-47/B	A1		3' - 0"	7' - 0"	HM	PTD		HM-1	HM	PTD	02	
G-49/A	A1		3' - 0"	7' - 0"	HM	PTD		HM-1	HM	PTD	03	
G-49/B	A1		3' - 0"	7' - 0"	HM	PTD		HM-1	HM	PTD	02	

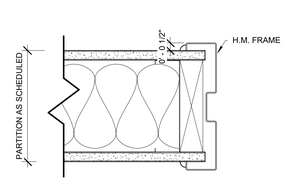
Grand total



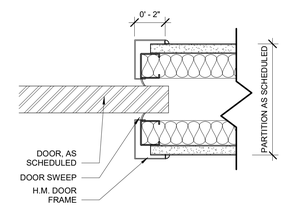
DOOR AND FRAME TYPES
1/4" = 1'-0"



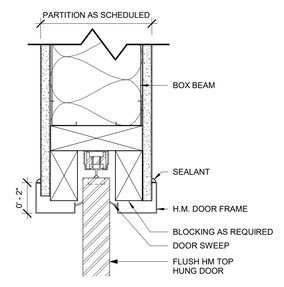
8 INT. H.M. FRAME DETAIL - JAMB and HEAD
3" = 1'-0"



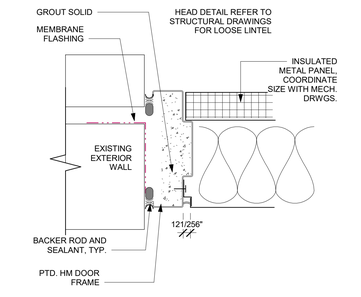
5 PLAN DETAIL AT POCKET DOOR
3" = 1'-0"



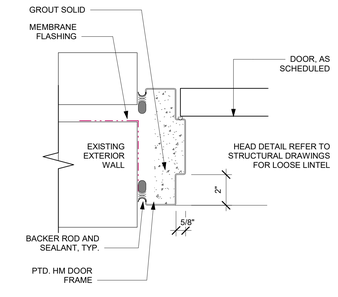
4 H.M. FRAME DETAIL - JAMB @ POCKET DOOR
3" = 1'-0"



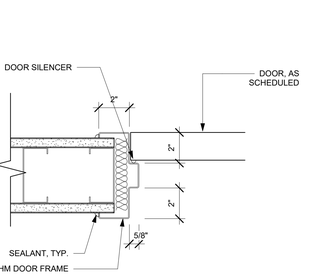
3 H.M. FRAME DETAIL - HEAD @ POCKET DOOR
3" = 1'-0"



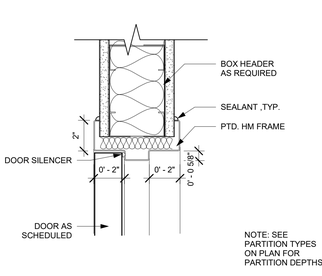
7 EXT. H.M. FRAME DETAIL - MECH. LOUVER INFILL
3" = 1'-0"



6 EXT. H.M. FRAME DETAIL - DOOR JAMB AND JAMB
3" = 1'-0"



2 INT. H.M. FRAME DETAIL - DOOR JAMB
3" = 1'-0"



1 INT. H.M. FRAME DETAIL - DOOR HEAD
3" = 1'-0"

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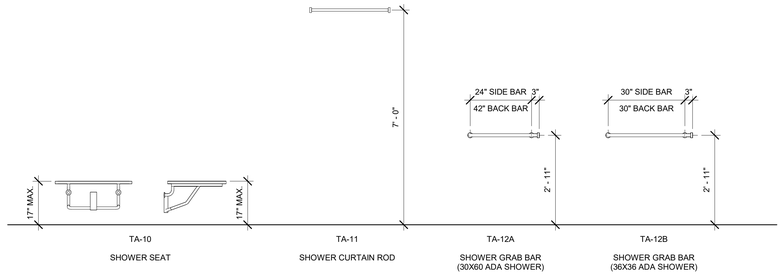
PROJECT NO:	2523.00
DATE:	04/08/2026
FILE:	2523.00-A-500
DRAWN BY:	Author
DESIGNED BY:	Designer
CHECKED BY:	Checker
APPROVED BY:	Approver

DOOR AND FRAME

SCALE: NO SCALE

A-500

Last Saved: 4/7/2026 12:43:38 PM By: Author
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Type & Scale: Autodesk Docs://2523-Gardner HS Locker Room/Gardner HS Locker Room.rvt

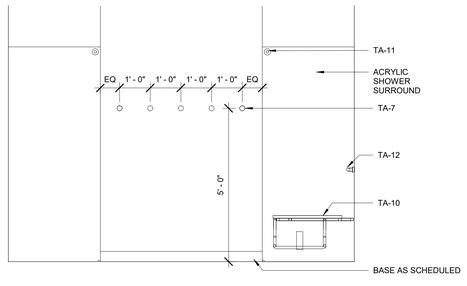


TYPICAL MOUNTING HEIGHTS AND ACCESSORY INFORMATION

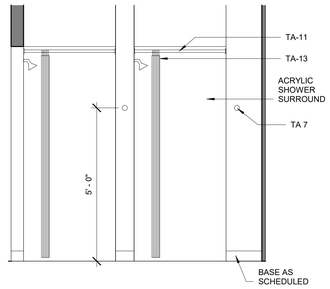
TOILET ACCESSORIES (TA)			
ITEM NO.	**DESCRIPTION**	**MANUFACTURER**	**RESPONSIBILITY**
TA-7	SURFACE MOUNTED UTILITY HOOK	BOBRICK B-2116	CF/CI
TA-10	SHOWER SEAT	BOBRICK B-5193	CF/CI
TA-11	SHOWER CURTAIN ROD	BOBRICK B-207 X 36	CF/CI
TA-12	SHOWER GRAB BAR (36 X 36 ADA SHOWER STALL)	BOBRICK B-5806.99 X 30	CF/CI
TA-13	SHOWER CURTAIN AND HOOKS	BOBRICK B-204-2 B-204.1	CF/CI

GENERAL NOTES:
1. ACCESSORIES TO BE USED AS A BASIS OF DESIGN. VERIFY ANY STANDARDS WITH CLIENT.
2. BLOCKING AND RECESSED WALL OPENINGS BY CONTRACTOR TO BE COORDINATED WITH APPROVED ACCESSORIES.

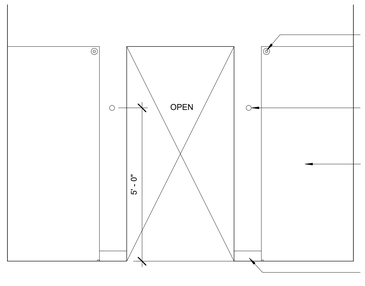
CF/CI - CONTRACTOR FURNISHED / CONTRACTOR INSTALLED
OF/CI - OWNER FURNISHED / CONTRACTOR INSTALLED
OF/OI - OWNER FURNISHED / OWNER INSTALLED



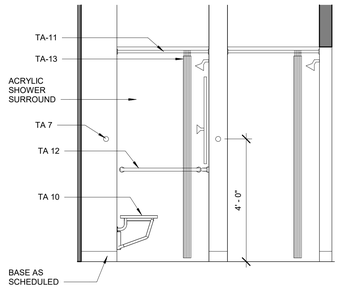
6 ELEVATION 4
1/2" = 1'-0"



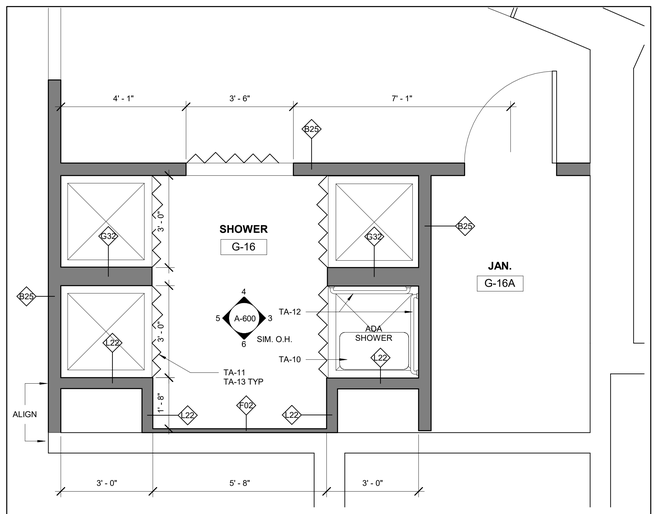
5 ELEVATION 3
1/2" = 1'-0"



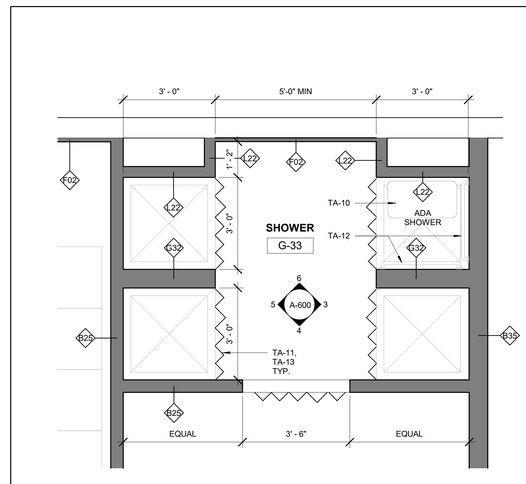
4 ELEVATION 2
1/2" = 1'-0"



3 ELEVATION 1
1/2" = 1'-0"



2 SHOWER LAYOUT - GIRLS LOCKER ROOM
1/2" = 1'-0"



1 SHOWER LAYOUT - BOYS LOCKER ROOM
1/2" = 1'-0"

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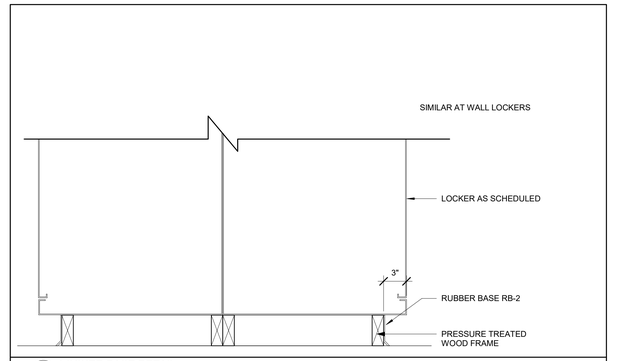
PROJECT NO:	2523.00
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FILE:	2523.00-A-600
DRAWN BY:	Author
DESIGNED BY:	Designer
CHECKED BY:	Checker
APPROVED BY:	Approver

TOILET PLANS AND SCHEDULES

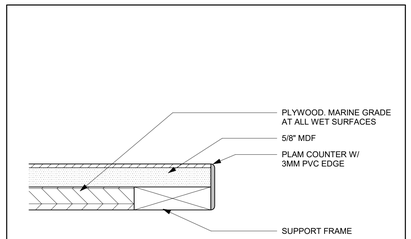
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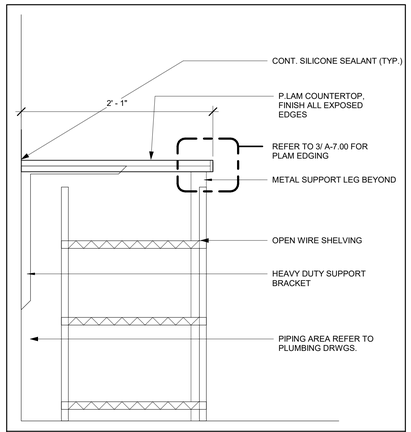
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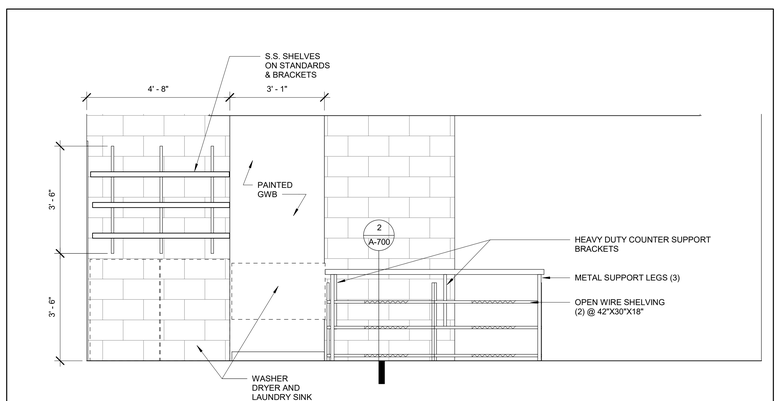
4 LOCKER BASE DETAIL
1 1/2" = 1'-0"



3 COUNTER EDGE PLAM W/3MM PVC EDGEBAND
6" = 1'-0"



2 TRAINING COUNTER & OPEN SHELF
1 1/2" = 1'-0"



1 TRAINING ROOM ELEVATION
1/2" = 1'-0"

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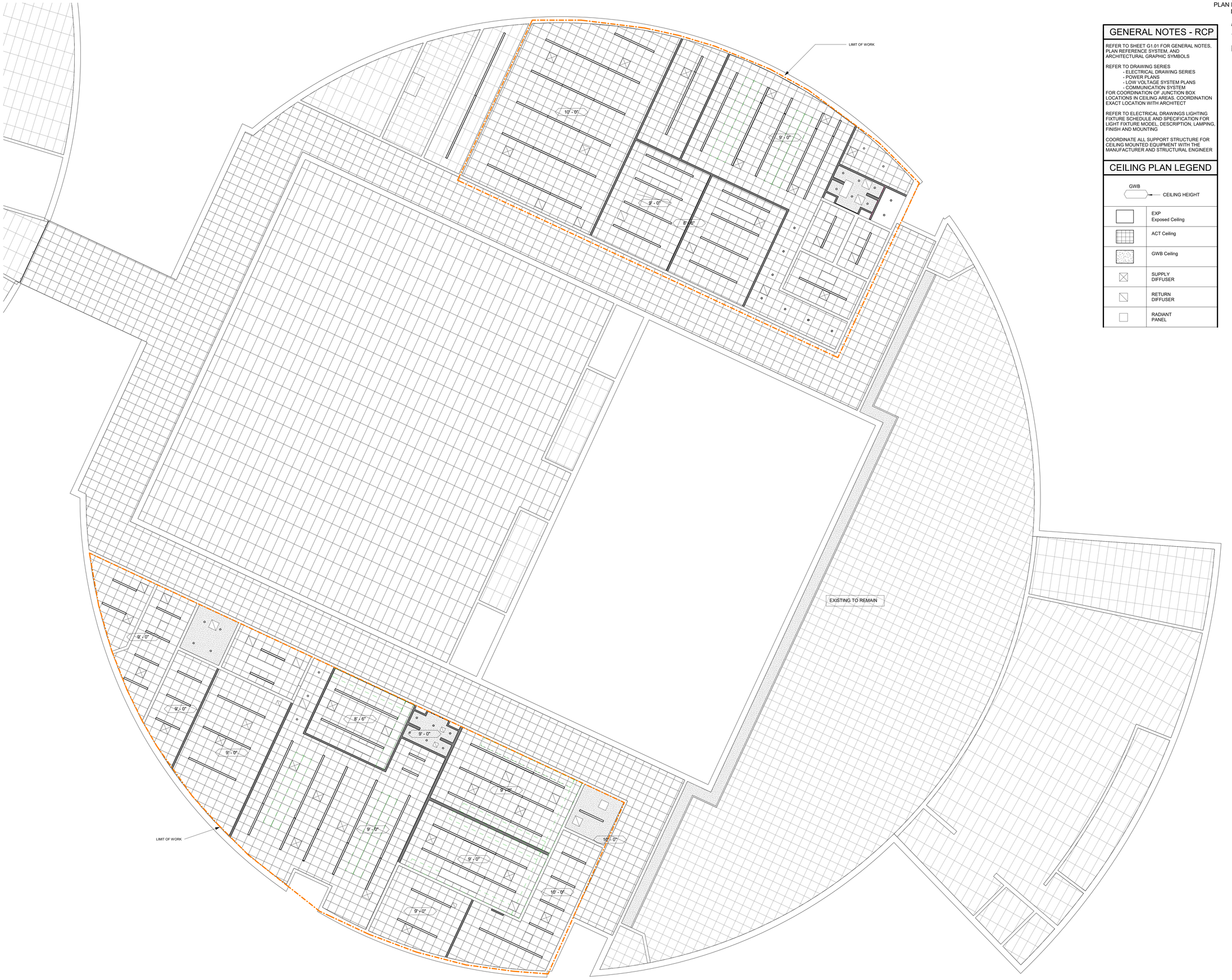
PROJECT NO:	2523.00
DATE:	04/08/2026
FILE:	2523.00-A-700
DRAWN BY:	Author
DESIGNED BY:	Designer
CHECKED BY:	Checker
APPROVED BY:	Approver

INTERIOR ELEVATIONS AND DETAILS

SCALE: NO SCALE

A-700

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PLAN NORTH
N

GENERAL NOTES - RCP

REFER TO SHEET G1.01 FOR GENERAL NOTES, PLAN REFERENCE SYSTEM, AND ARCHITECTURAL GRAPHIC SYMBOLS

REFER TO DRAWING SERIES
- ELECTRICAL DRAWING SERIES
- POWER PLANS
- LOW VOLTAGE SYSTEM PLANS
- COMMUNICATION SYSTEM

FOR COORDINATION OF JUNCTION BOX LOCATIONS IN CEILING AREAS. COORDINATION EXACT LOCATION WITH ARCHITECT

REFER TO ELECTRICAL DRAWINGS LIGHTING FIXTURE SCHEDULE AND SPECIFICATION FOR LIGHT FIXTURE MODEL, DESCRIPTION, LAMPING, FINISH AND MOUNTING

COORDINATE ALL SUPPORT STRUCTURE FOR CEILING MOUNTED EQUIPMENT WITH THE MANUFACTURER AND STRUCTURAL ENGINEER

CEILING PLAN LEGEND

GWB — CEILING HEIGHT	
	EXP Exposed Ceiling
	ACT Ceiling
	GWB Ceiling
	SUPPLY DIFFUSER
	RETURN DIFFUSER
	RADIANT PANEL

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DRAWN BY:	Author
DESIGNED BY:	Designer
CHECKED BY:	Checker
APPROVED BY:	Approver

REFLECTED CEILING PLAN

SCALE: NO SCALE

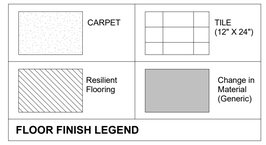
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By: Author

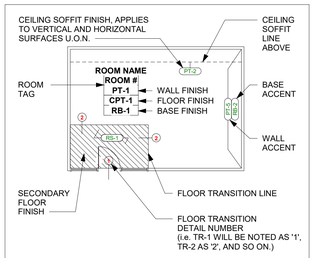
FINISH LEGEND					
SPEC SECTION	KEY NAME	BASIS OF DESIGN	STYLE / PATTERN / COLOR	DESCRIPTION / SIZE	REMARKS
CEILING					
ACT-ACOUSTICAL CEILING TILE					
09 5113	ACT-1	Armstrong	Canyon / 1494	Beveled Tegular / 24" x 24" / 9/16" Grid	
WALL					
PT-PAINT					
09 9100	PT-1	Sherwin Williams	Modern Gray / SW 7632	Eggshell	General wall color
09 9100	PT-2	Sherwin Williams	Tin Lizzie / SW 9163	Semigloss	Trim color
09 9100	PT-3	Sherwin Williams	Knockout Orange / SW 6885	Eggshell	Accent color where shown
09 9100	PT-4	Sherwin Williams	Tricorn Black / SW 6258	Eggshell	Accent color where shown
09 9100	PT-5	Sherwin Williams	Super White / SW 6995	Eggshell	Gypsum ceilings and soffits
FLOOR					
RT-RESILIENT TILE					
09 6500	RT-1	Capri Collections	Collegiate / Cougars CC003	24" x 24" x 5/16" tile	General flooring
09 6500	RT-2	Capri Collections	Collegiate XL / Cougars CC003	24" x 24" x 1" tile	at Conditioning
09 6500	RT-3	Johnsonite	Smooth Solid / 34 Almond	24" x 24" tile	Where indicated
TR-TRANSITION ACCESSORIES/THRESHOLDS					
	TR-1	Stone	ADA compliant / Black slate	Full width and depth of opening	
	TR-2	Johnsonite	RRS-XX / Black Magic / TG 4		
	TR-3	Johnsonite	CTA-XX / Black Magic / TG 4		
BASE					
RB-RESILIENT BASE					
09 6513	RB-1	Johnsonite	Traditional wall base / Mist 27	4" Cove Base	At general wall color
09 6513	RB-2	Johnsonite	Traditional wall base / Medium Gray 28	4" Cove Base	At lockers
09 6513	RB-3	Johnsonite	Traditional wall base / Tangerine Tango 62	4" Cove Base	At orange accent walls
MILLWORK					
PL - PLASTIC LAMINATE					
09 6500	PL-1	Wilsonart	Color to match PT-1		
MISC					
CG-CORNER GUARD					
10 2600	CG-1	Protek	Stainless steel, full height of wall	3 1/2" wing	
LK-LOCKERS					
10 5113	LK-1	Penco	Invincible II / 028 Gray	24w x 24d x 72h single tier metal lockers with ventillated doors & sides	
10 5113	LK-2	Penco	Invincible II / 028 Gray	24w x 24d x 72h double tier metal lockers with ventillated doors & sides	
MB-MARKER BOARD					
10 1100	MB-1	Claridge	Arise / 100 White	4' x 6'	1 per team room

ACT- Acoustical Ceiling Tile
CC - Cubicle Curtain
CG - Corner Guard
CPT - Carpet Tile
CWT - Ceramic Wall Tile
EPC - Epoxy Countertop
ES - Entrance System
GLF - Glass Film
LK - Lockers
MB - Marker Board
PT - Interior Painting
PL - Plastic Laminate
PTB - Porcelain Tile Base
PFT - Porcelain Floor Tile
PWT - Porcelain Wall Tile
RB - Resilient Base
RS - Resilient Sheet Flooring
RSB - Resilient Sheet Base
RST - Resilient Stairtreads
RT - Resilient Tile Flooring
RTSD - Resilient Tile Static Dissipative
RWS - Roller Window Shades
SC - Sealed Concrete Flooring
SS - Solid Surface
TB - Tack Board
TP - Toilet Partitions
TR - Transition Accessories
WC - Wallcovering
WD - Wood
WDB - Wood Base
WP - Wall Protection
WCPT - Carpet Walk-Off Mat

FINISH LEGEND ABBREVIATIONS



FLOOR FINISH LEGEND



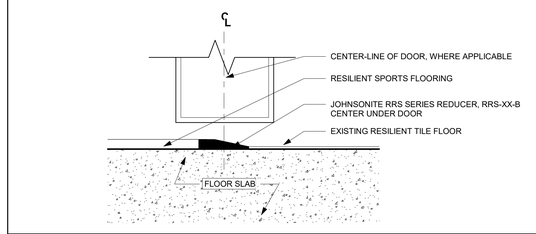
NOTES:
1. FINISHES WITHIN ROOM TAG CALLOUT BOX APPLY TO ALL SURFACES (FULL HEIGHT) WITHIN ROOM BOUNDARY U.O.N.

2. WHEN 'VARIES' IS NOTED WITHIN ROOM TAG CALLOUT BOX, REFER TO INDIVIDUAL FINISH TAGS WITHIN SPACE FOR VARIOUS MATERIAL APPLICATIONS.

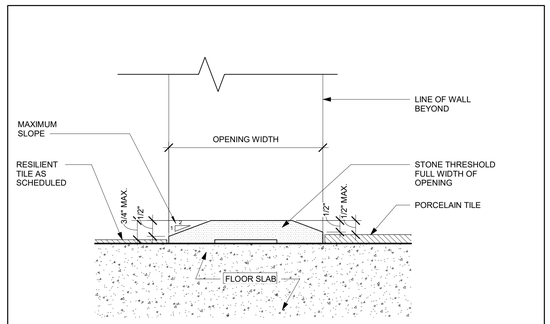
3. HATCHES SHOWN ARE TO REPRESENT DESIGN INTENT, MATERIAL ORIENTATION & ALIGNMENT, AND VISUAL MATERIAL BOUNDARY CLARIFICATION ONLY.

4. REFER TO PLANS AND ELEVATIONS FOR ADDITIONAL FINISH INFORMATION (FOR MILLWORK, WALL PROTECTION, ETC.).

FINISH PLAN ANNOTATION GUIDE



2 TR2 - RESILIENT SPORT FLOORING TO EXISTING RESILIENT TILE (TR-3 SIM.)
6" = 1'-0"



1 TR1 - STONE THRESHOLD
6" = 1'-0"

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Gardner High School Locker Room Renovation Project

City of Gardner

Gardner, Massachusetts

MARK	DATE	DESCRIPTION
	4/8/2026	ISSUED FOR BIDDING

PROJECT NO:	2523.00
DATE:	04/08/2026
FILE:	2523.00-A-900
DRAWN BY:	Author
DESIGNED BY:	Designer
CHECKED BY:	Checker
APPROVED BY:	Approver

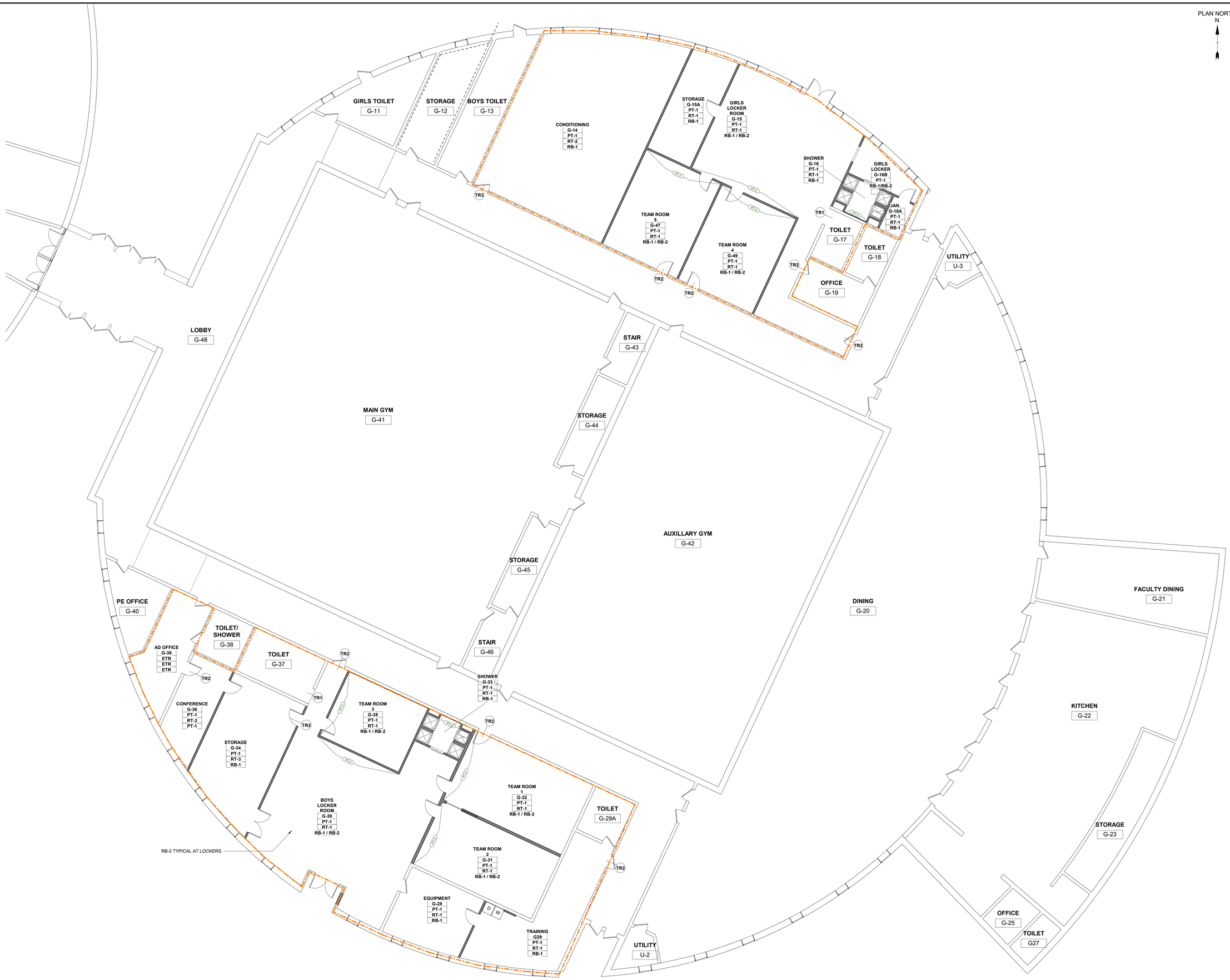
FINISH LEGEND

SCALE: NO SCALE

A-900

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PLAN NORTH
N



1 FIRST FLOOR - FINISH PLAN

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FILE:	2523.00-A-901
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FIRST FLOOR FINISH PLAN

SCALE: NO SCALE

A-901

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GENERAL SYMBOLS

THICK, DARK SOLID LINES
INDICATE NEW ITEMS

THIN, LIGHT LINES INDICATE EXISTING ITEMS

EQUIPMENT, FIXTURES, AND/OR PIPING
TO BE DEMOLISHED

POINT OF NEW CONNECTION
TO EXISTING UTILITY

AREA OF SLAB WORK

PIPING SYSTEMS

(CW) DOMESTIC COLD WATER PIPE
(HW) DOMESTIC HOT WATER PIPE
(HWR) DOMESTIC HOT WATER RETURN PIPE
(140° HW) 140° DOMESTIC HOT WATER PIPE
(140° HWR) 140° DOMESTIC HOT WATER RETURN PIPE
(V) VENT PIPE
(SAN) SANITARY PIPE OR WASTE PIPE
(SD) STORM DRAIN

ABBREVIATIONS

AD	ACCESS DOOR	NIC	NOT IN CONTRACT
AFF	ABOVE FINISHED FLOOR	SAN	SANITARY OR WASTE
CO	CLEANOUT	SD	STORM DRAIN
CW	COLD WATER	SOB	SUPPLY OUTLET BOX
DCO	DANDY CLEANOUT	TBD	TO BE DETERMINED
FD	FLOOR DRAIN	TD	TRENCH DRAIN
FF	FINISHED FLOOR	TP	TRAP PRIMER
FFE	FINISHED FLOOR ELEVATION	UR	URINAL
GC	GENERAL CONTRACTOR	V	VENT
HB	HOSE BIBB	VIF	VERIFY IN FIELD
HW	HOT WATER	WC	WATER CLOSET
HWR	HOT WATER RETURN	WH	WALL HYDRANT
INV	INVERT ELEVATION (BOTTOM OF PIPE)		
LV	LAVATORY		

PIPING SYMBOLS

CHECK VALVE
BALANCING VALVE
GATE VALVE
DRAIN VALVE WITH HOSE CONNECTION
BALL VALVE
METER
STRAINER
SHOCK ABSORBER
REDUCER (ECCENTRIC-FLAT ON BOTTOM OR FLAT ON TOP)
REDUCER (CONCENTRIC)

PIPE RISER UP
PIPE RISER DOWN
TEE DOWN
TEE UP
UNION OR FLANGE
(AS INDICATED BY PIPE SIZE - SEE SPEC.)
END CAP
IN-LINE CLEANOUT
END OF LINE CLEANOUT
DANDY CLEANOUT
FLOOR LEVEL CLEANOUT
P-TRAP
PIPE BREAK (SINGLE LINE)
DIRECTION OF FLOW IN PIPE
WALL HYDRANT
HOSE BIB
FLOOR DRAIN

GENERAL DEMOLITION NOTES

1. IT IS NOT THE INTENT OF THESE DOCUMENTS TO SHOW EVERY DEVICE, APPURTENANCE, PIPE, WIRE OR CONDUIT TO BE REMOVED. PLUMBING EQUIPMENT, UNITS AND SYSTEMS NOT BEING REUSED, SHALL BE REMOVED IN THEIR ENTIRETY INCLUDING ASSOCIATED HANGERS, SUPPORTS, BASES, PADS, PIPES, CONDUITS, WIRES, INSULATION AND CONTROLS BACK TO THE POINT OF ORIGIN.
2. EQUIPMENT, PIPING, OR CONDUIT SHALL NOT BE ABANDONED IN-PLACE UNLESS SPECIFICALLY NOTED.
3. PROPERLY DISPOSE OF DEMOLISHED EQUIPMENT IN COMPLIANCE WITH CODES, REGULATIONS, AND DEP STANDARDS. INVENTORY, SALVAGE AND TURN OVER OR DISPOSE OF EQUIPMENT AT DIRECTION OF OWNER.
4. RELOCATE EXISTING EQUIPMENT, DEVICES, PIPING WIRING, AND RELATED SYSTEMS AS REQUIRED FOR CONSTRUCTION PURPOSES. ALL EXISTING SYSTEMS SHALL BE MADE FULLY OPERATIONAL, INCLUDING RECONNECTION TO SERVICES AND UPGRADED SYSTEMS. ALL EXISTING EQUIPMENT TO REMAIN SHALL BE PROTECTED DURING CONSTRUCTION.
5. INCLUDE ALL WORK REQUIRED FOR PHASED CONSTRUCTION WHEN NECESSARY TO MAINTAIN SYSTEM OPERATION TO OCCUPIED AREAS. COORDINATE WITH OWNER FOR PHASING REQUIREMENTS.
6. ALL EXISTING EQUIPMENT, FIXTURES, AND DEVICES TO BE REMOVED AND RELOCATED SHALL BE FIELD VERIFIED FOR QUANTITY AND CONDITION. KEEP AN ACCURATE RECORD OF STORED EQUIPMENT INCLUDING CONDITION.
7. SYSTEMS REQUIRED TO REMAIN IN OPERATION DURING DEMOLITION SHALL BE CAREFULLY PROTECTED FROM DAMAGE AND CONTAMINATION BY THE CONSTRUCTION PROCESS.

GENERAL NOTES

1. VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS PRIOR TO COMMENCEMENT OF WORK.
2. PROVIDE ALL REQUIRED MATERIALS, LABOR, EQUIPMENT, AND SERVICES NECESSARY FOR THE INSTALLATION OF THE WORK AS SHOWN ON THESE DRAWINGS OR AS INDICATED IN THE PROJECT SPECIFICATIONS.
3. ALL MATERIALS, METHODS, SUPPORTS, AND EQUIPMENT INSTALLED MUST BE IN COMPLIANCE WITH PROJECT SPECIFICATIONS AND APPLICABLE CODES.
4. THE DRAWINGS ARE DIAGRAMMATIC AND INDICATE THE GENERAL ARRANGEMENT OF SYSTEMS AND WORK INCLUDED IN THE CONTRACT. PROVIDE OFFSETS AND TRANSITIONS IN PIPING TO AVOID OBSTRUCTIONS AND INTERFERENCES WITH FIELD CONDITIONS. OBTAIN APPROVAL FROM ENGINEER PRIOR TO MAJOR RELOCATIONS OR INSTALLATION SIGNIFICANT OFFSETS (MORE THAN 6 IN A SINGLE PIPING SYSTEM).
5. PLUMBING DRAWINGS DO NOT SHOW ALL CONDITIONS AND SYSTEMS OF THE BUILDING. CONTRACTOR SHALL USE ALL DRAWINGS AND SPECIFICATIONS OF CONTRACT DOCUMENTS FOR COORDINATION AND SHALL VERIFY FIELD CONDITIONS.
6. INSTALL ALL EQUIPMENT IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS INCLUDING LISTED SERVICE CLEARANCE SPACE.
7. COORDINATE LOCATIONS OF EQUIPMENT AND SYSTEMS WITH OTHER TRADES BEFORE AND DURING CONSTRUCTION. ANY MODIFICATIONS REQUIRED THAT RESULT FROM A LACK OF COORDINATION SHALL BE PERFORMED AT NO ADDITIONAL COST.
8. INSTALL ALL PIPING AS CLOSE TO THE UNDERSIDE OF DECK AS POSSIBLE UNLESS NOTED OTHERWISE.
9. UNLESS OTHERWISE SPECIFIED OR INDICATED ON DRAWINGS, ALL HORIZONTAL STORM DRAIN AND SANITARY SEWER PIPING SHALL BE INSTALLED AT THE MINIMUM SLOPE OF: 3" PIPING AND SMALLER - 1/4" PER FOOT (2%), 4" PIPING AND LARGER - 1/8" PER FOOT (1%).
10. COORDINATE ALL PENETRATIONS THROUGH WALLS, FLOORS, AND THE ROOF WITH THE GENERAL CONTRACTOR AND OTHER TRADES.
11. CORE THROUGH FLOORS AND FULL HEIGHT WALLS AS REQUIRED TO INSTALL PIPING.
12. CONDUCT A SURVEY WITH A PACHOMETER OR BY SIMILAR MEANS TO IDENTIFY THE LOCATION OF STEEL REINFORCING BARS WHEN CORING A HOLE THROUGH EXISTING CONCRETE SLABS OR WALLS. THE NEW CORE SHALL BE LOCATED TO AVOID CUTTING REINFORCING BARS. WHERE REINFORCING STEEL IS CLOSE ENOUGH TOGETHER THAT IT IS NOT POSSIBLE TO CORE THE REQUIRED HOLE WITHOUT CUTTING THE REINFORCING BARS, CONTACT THE ENGINEER FOR FURTHER DIRECTION BEFORE CUTTING A HOLE. THE SLAB WILL BE REPAIRED AT THE EXPENSE OF THE CONTRACTOR WHEN REINFORCING BARS ARE CUT WITHOUT THE CONSENT OF THE ENGINEER.
13. ALL PLUMBING PIPING WHICH PASSES THROUGH WALLS, FLOORS, AND FOUNDATIONS SHALL BE INSTALLED WITH A SLEEVE, SEALED AND INSULATED. PROVIDE WALL ESCUTCHEONS FOR EXPOSED PIPING PASSING THROUGH WALLS.

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Gardner High School Locker Room Renovation Project

City of Gardner

Gardner, Massachusetts

MARK	DATE	DESCRIPTION
	4/8/2026	ISSUED FOR BIDDING

PROJECT NO:	G50384-103
DATE:	4/8/2026
FILE:	G50384-103-P-001
DRAWN BY:	W.LENTZ
DESIGNED BY:	W.LENTZ
CHECKED BY:	S.PRINGLE
APPROVED BY:	S.PRINGLE

PLUMBING GENERAL NOTES AND LEGENDS

SCALE: NO SCALE

P-001

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KEY NOTES:

1. EXACT ROUTING OF 2" VENT TO BE FIELD VERIFIED. EXISTING VENT TO BE DEMOLISHED BACK TO NEAREST ACTIVE MAIN AND CAPPED.

PLAN NORTH
N

4" DOMESTIC CW SERVICE
4" UP TO FCO
(7) 3" P-TRAP
4" SAN
2" V (1)
5" SAN IN EL: 1167.5
4" UP TO FCO
5" SAN
2" V UP (1)
4" V UP
4" UP TO FCO
4" SAN
(7) 3" P-TRAP
2" V (1)
4" SAN
5" SAN
4" SAN
4" SAN
4" UP TO FCO
3" W UP
4" UP TO FCO
4" V UP
2" V UP (1)
FFE
1171.5
4" V UP
4" UP TO FCO
3" SAN
4" SAN
3" P-TRAP
4" SAN
3" P-TRAP
3" P-TRAP
4" SAN
3" P-TRAP
4" UP TO FCO
3" SAN UP
3" SAN
3" P-TRAP
4" SAN
3" P-TRAP
3" P-TRAP
5" SAN
6" ST UP
3" P-TRAP
3" SAN UP
3" SAN UP
4" SAN
4" SAN UP
3" SAN UP
(2) 4" V UP
2" V UP
4" V UP
4" V
4" V UP
4" SAN
4" SAN UP
4" UP TO FCO
6" ST
5" SAN
UP TO FCO
5" SAN
IN EL: 1167.5
5" SD
IN EL: 1167.5
4" DOMESTIC CW SERVICE

PLUMBING DEMOLITION UNDERGROUND FLOOR PLAN
SCALE: 1/8" = 1'-0"

0 4' 8' 16'
SCALE: 1/8"=1'-0"

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DRAWN BY:	W.LENTZ
DESIGNED BY:	W.LENTZ
CHECKED BY:	S.PRINGLE
APPROVED BY:	S.PRINGLE

PLUMBING DEMOLITION UNDERGROUND FLOOR PLAN

SCALE: AS SHOWN

PD-100

KEY NOTES:

1. EXISTING PLUMBING FIXTURES TO BE MAINTAINED AND PROTECTED.
2. EXISTING HW & CW DROPS AND SHOWER VALVE TO BE DEMOLISHED.
3. EXISTING DRINKING FOUNTAIN AND ASSOCIATED SAN, VENT, & CW TO BE DEMOLISHED.
4. EXISTING FLOOR DRAIN TO BE DEMOLISHED.
5. EXACT ROUTING OF 2" VENT TO BE FIELD VERIFIED. EXISTING VENT TO BE DEMOLISHED BACK TO NEAREST ACTIVE MAIN AND CAPPED.
6. EXISTING DRINKING FOUNTAIN TO BE MAINTAINED AND PROTECTED.

PLAN NORTH
N



PLUMBING - FIRST FLOOR DEMOLITION PLAN
SCALE: 1/8" = 1'-0"

0 4' 8' 16'
SCALE: 1/8"=1'-0"

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DRAWN BY:	W.LENTZ
DESIGNED BY:	W.LENTZ
CHECKED BY:	S.PRINGLE
APPROVED BY:	S.PRINGLE

PLUMBING DEMOLITION FIRST FLOOR PLAN

SCALE: AS SHOWN

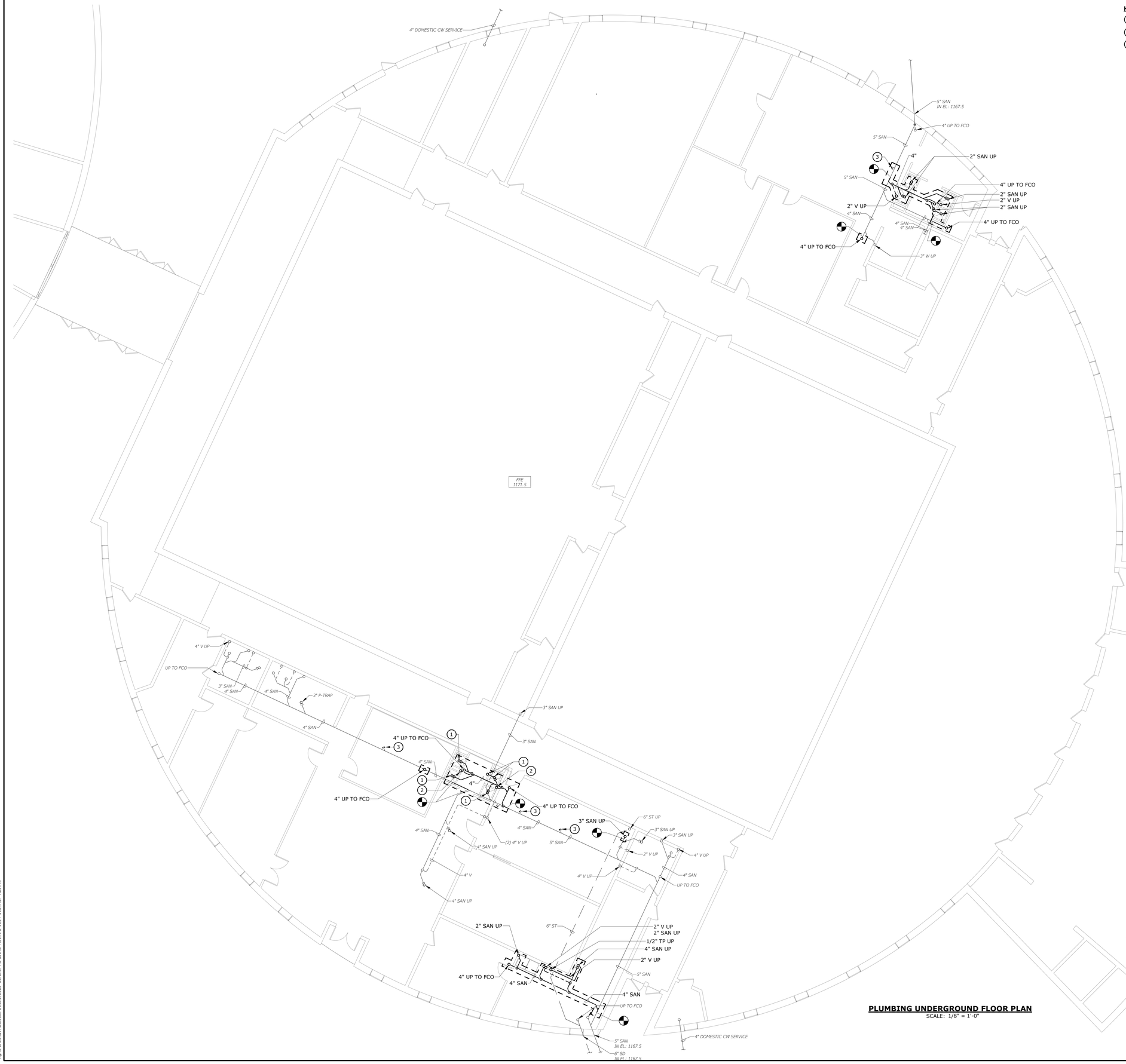
PD-101

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By: W.LENTZ

KEY NOTES:

1. 2" SAN UP
2. 2" V UP
3. CAP

PLAN NORTH
N



PLUMBING UNDERGROUND FLOOR PLAN
SCALE: 1/8" = 1'-0"

0 4' 8' 16'
SCALE: 1/8"=1'-0"

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DESIGNED BY:	W.LENTZ
CHECKED BY:	S.PRINGLE
APPROVED BY:	S.PRINGLE

PLUMBING UNDERGROUND FLOOR PLAN

SCALE: AS SHOWN

P-100

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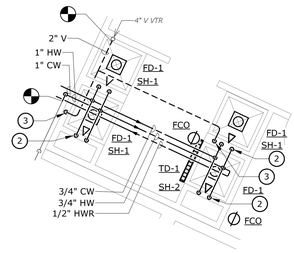
KEY NOTES:

1. EXISTING PLUMBING FIXTURES TO BE MAINTAINED AND PROTECTED
2. 2" V DN & RISE
3. 1/2" HW & CW DROPS
4. PROVIDE FILTER ASSEMBLIES ON HW & CW CONNECTIONS TO SERVICE SINK.
5. PROVIDE FILTER ASSEMBLY ON CW TO ICE MAKER.
6. 2" SAN DROP & 1 1/2" V RISE
   1/2" CW DROP
7. ROTATE EXISTING CLEANOUT.
8. EXISTING DRINKING FOUNTAIN TO BE MAINTAINED AND PROTECTED.

PLAN NORTH
N

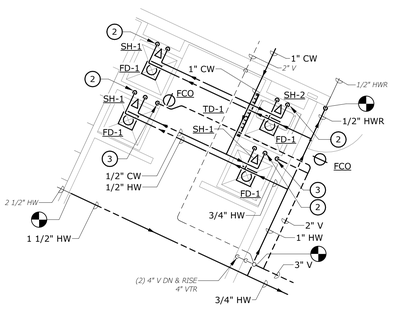


PLUMBING - FIRST FLOOR PLAN
SCALE: 1/8" = 1'-0"



PLUMBING - PART PLAN - SHOWER G-16

1	**ENLARGED PLAN**
P-101	SCALE: 1/4" = 1'-0"



PLUMBING - PART PLAN - SHOWER G-33

2	**ENLARGED PLAN**
P-101	SCALE: 1/4" = 1'-0"

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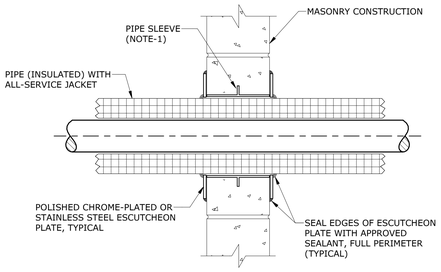
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DRAWN BY:	W.LENTZ
DESIGNED BY:	W.LENTZ
CHECKED BY:	S.PRINGLE
APPROVED BY:	S.PRINGLE

PLUMBING FIRST FLOOR PLAN

SCALE: AS SHOWN

P-101

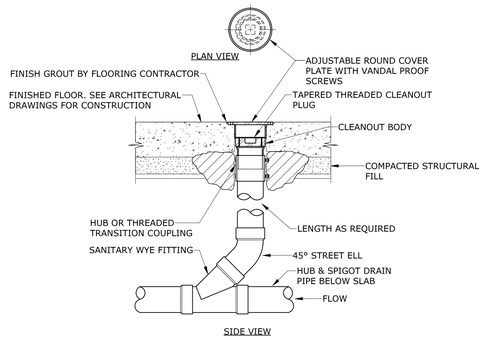
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NOTES:
1. PROVIDE SLEEVE FOR CAST-IN-PLACE APPLICATIONS. CORE-DRILL HOLE FOR OTHER WALL TYPES. SLEEVE NOT REQUIRED WHEN PENETRATION IS CORE-DRILLED.
2. ANNULAR SPACE BETWEEN PIPE INSULATION AND WALL/SLEEVE SHALL BE 1/8".
3. SEE SPECIFICATIONS FOR INSULATION REQUIREMENTS.
4. PROVIDE UL FIRESTOPPING ASSEMBLY FOR FIRE-RATED WALLS, REFER TO ARCHITECTURAL FLOOR PLANS.

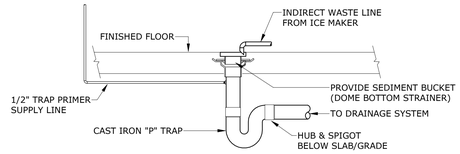
INSULATED PIPE THRU MASONRY CONSTRUCTION

1	**DETAIL**
P-501	NO SCALE



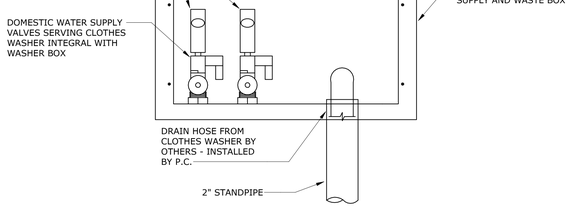
FLOOR CLEANOUT

2	**DETAIL**
P-501	NO SCALE



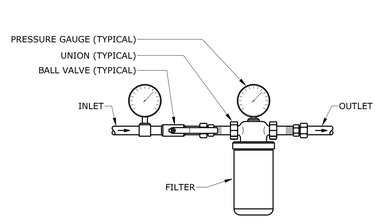
INDIRECT WASTE PIPING TO FLOOR DRAIN OR FLOOR SINK

3	**DETAIL**
P-501	NO SCALE



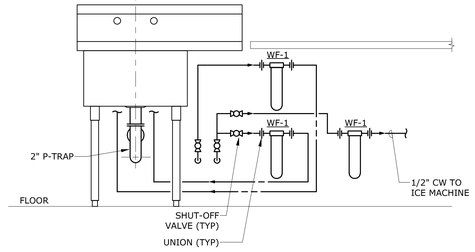
CLOTHES WASHER OUTLET BOX DETAIL

4	**DETAIL**
P-501	NO SCALE



WATER FILTER DETAIL

5	**DETAIL**
P-501	NO SCALE



SINK AND APPLIANCE PIPING DETAIL

6	**DETAIL**
P-501	NO SCALE

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Gardner High School Locker Room Renovation Project

City of Gardner

Gardner, Massachusetts

MARK	DATE	DESCRIPTION
	4/8/2026	ISSUED FOR BIDDING

PROJECT NO:	G50384-103
DATE:	4/8/2026
FILE:	G50384-103-P-501
DRAWN BY:	W.LENTZ
DESIGNED BY:	W.LENTZ
CHECKED BY:	S.PRINGLE
APPROVED BY:	S.PRINGLE

PLUMBING DETAILS

SCALE: NO SCALE

P-501

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PLUMBING FIXTURE SCHEDULE

GENERAL NOTES:
1. ALL PLUMBING FIXTURES SHALL BE IAPMO LISTED.
2. C.P. = CHROME PLATED

TAG ID	FIXTURE TYPE	SIZE & DESCRIPTION	MATERIAL/ COLOR	MOUNTING HEIGHT	CONNECTION SIZES (IN)				MANUFACTURER	MODEL	CARRIER OR HANGER			FAUCET OR VALVE			ACCESSORIES			NOTES
					CW	HW	DRAIN	VENT			TYPE	MANUFACTURER/ MODEL	NOTES	TYPE	MANUFACTURE/ MODEL	NOTES	TYPE	MANUFACTURER/ MODEL	NOTES	
DF-1	DRINKING FOUNTAIN - ADA COMPLIANT	17-7/8" X 18-1/2" X 39-3/4"	LIGHT GRAY GRANITE	MOUNTING PER ADA	1/2"	0"	1 1/2"	1 1/2"	ELKAY	LMABF8WSLK	-	-	-	-	-	-	CANE APRON	ELKAY #98313C	-	DRINKING FOUNTAIN WITH BOTTLE FILLER, FILTER, AND CANE APRON. DRINKING FOUNTAIN AND ACCESSORIES TO BE PROVIDED BY OWNER. PC TO CONNECT TO OWNER SUPPLIED DRINKING FOUNTAIN.
SH-1	SHOWER	36" X 34"	VIKRELL / WHITE	N/A	1/2"	1/2"	2"	1 1/2"	STERLING	72400100	-	-	-	SHOWER SYSTEM	SYMMONS C-96-1-X-VP-X-CHK S-L/HD	1.5 GPM	SHOWER HEAD	SYMMONS / 4-137-1.5	-	PRESSURE BALANCING SHOWER VALVE WITH VANDAL RESISTANT SCREWS, INTEGRAL CHECK STOPS, PROVIDE WITH 1.5 GPM SHOWER HEAD.
SH-2	SHOWER - ADA	SEE ARCHITECTURAL PLANS	SEE ARCHITECTURAL PLANS	N/A	1/2"	1/2"	2"	1 1/2"	BY ARCHITECT	BY ARCHITECT	-	-	-	SHOWER SYSTEM W/ HAND SPRAY	SYMMONS C-96-500-B30-V-X-1.5-VP-X-CHKS	1.5 GPM	-	-	-	PRESSURE BALANCING SHOWER VALVE & HAND-HELD SHOWER ASSEMBLY, PER ADA GUIDELINES, WITH 1.5 GPM FLOW RESTRICTOR, VANDAL PROOF SCREWS, AND INTEGRAL CHECK STOPS.
SS-1	SERVICE SINK	61 1/2" X 27-1/2" X 14"	304 STAINLESS STEEL	N/A	1/2"	1/2"	2"	1 1/2"	ELKAY	WNSF8136R2	-	-	-	CHICAGO FAUCETS	631-L12E35ABCP	1.5 GPM	-	-	-	WALL-MOUNTED MANUAL FAUCET
WB-1	LAUNDRY VALVE BOX	7"X17-1/2" OVERALL	MIX	46" AFF	1/2"	1/2"	2"	1 1/2"	SYMMONS	LM600-A-F	WALL MOUNTED	N/A	N/A	N/A	N/A	N/A	N/A	N/A	-	PROVIDE WITH WATER HAMMER ARRESTORS AND FUNNEL.

DRAIN SPECIALTIES

TAG ID	TYPE	MANUFACTURER	MODEL	MA APPROVAL NUMBER	OUTLET (IN)	P-TRAP (IN)	DESCRIPTION
FCO	FLOOR CLEANOUT, HEAVY DUTY, CI COVER	JAY R SMITH	4243S-F-C	P3-0818-621	4	-	COATED CAST IRON CLEANOUT WITH GASKET SEAL, TAPER THREAD BRONZE PLUG, ADJUSTABLE CAST IRON HOUSING WITH SPECIAL DUTY SCORIATED SECURED ROUND CAST IRON COVER, INSIDE CAULK OUTLET WITH CLAMPING RING AND FLANGE.
FD-1	SHOWER DRAIN	ZURN	Z415H-VP-Y	P3-1217-186	2	2	SHOWER DRAIN, CAST IRON BODY WITH BOTTOM OUTLET, COMBINATION INVERTIBLE MEMBRANE CLAMP AND ADJUSTABLE COLLAR WITH SEEPAGE SLOTS AND POLISHED NICKEL BRONZE, LIGHT DUTY HEEL-PROOF STRAINER.
FD-2	FLOOR DRAIN, LIGHT DUTY	ZURN	Z415H-P-VP-Y	P3-1217-186	4	4	FLOOR DRAIN, CAST IRON BODY WITH BOTTOM OUTLET, COMBINATION INVERTIBLE MEMBRANE CLAMP AND ADJUSTABLE COLLAR WITH SEEPAGE SLOTS AND POLISHED NICKEL BRONZE, LIGHT DUTY HEEL-PROOF STRAINER. PROVIDE WITH TRAP PRIMER CONNECTION.
TD-1	TRENCH DRAIN	ZURN	ZPT1-36-LS	P-2025-16	2	2	LIGHT DUTY LINEAR DRAIN WITH SLOTTED GRATE, 304 STAINLESS STEEL

TRAP PRIMER SCHEDULE

UNIT NO	LOCATION	MANUFACTURER	MODEL	MA APPROVAL NUMBER	TYPE	INLET (IN)	OUTLET (IN)	FD SERVED (QTY)	PIPING MATERIAL	OPERATING PRESSURE (PSI)	REMARKS
TP-1	SEE FLOOR PLANS	PRECISION PLUMBING PRODUCTS	PRO1-500	P3-0717-653	FLOW TYPE	1/2"	1/2"	1	LEAD-FREE BRASS	20-80	PROVIDE UNIT WITH OUTLETS MATCHING FD SERVED QTY.

PLUMBING SPECIALTY SCHEDULE

NO.	ITEM	MANUFACTURER	MODEL	REMARKS
WF-1	WATER FILTER ASSEMBLY	3M WATER FILTRATION PRODUCTS	ICE160-S	PROVIDE NSF/ANSI 53 CERTIFIED CARTRIDGE FOR LEAD REDUCTION.

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City of Gardner

Gardner, Massachusetts

MARK	DATE	DESCRIPTION
	4/8/2026	ISSUED FOR BIDDING

PROJECT NO:	G50384-103
DATE:	4/8/2026
FILE:	G50384-103-P-601
DRAWN BY:	W.LENTZ
DESIGNED BY:	W.LENTZ
CHECKED BY:	S.PRINGLE
APPROVED BY:	S.PRINGLE

PLUMBING SCHEDULES

SCALE: NO SCALE

P-601

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GENERAL SYMBOLS

- BOLD LINES AND TEXT INDICATE PROPOSED WORK
- LIGHT LINES AND ITALIZED TEXT INDICATE APPROXIMATE EXISTING CONDITIONS
- EQUIPMENT, STRUCTURES, PIPING AND/OR CONDUIT TO BE DEMOLISHED
- CONNECT TO EXISTING

CONTROL SYSTEMS

- HOA — HAND/OFF/AUTO SWITCH
- HVAC — HVAC CONTROL PANEL
- T — TEMPERATURE SENSOR (DDC SYSTEM SENSOR)
- TH — THERMOSTAT (LOCAL SENSOR/NON DDC)
- T/H — COMBINATION TEMPERATURE/HUMIDITY SENSOR
- H — HUMIDITY SENSOR
- OA — OUTDOOR AIR TEMPERATURE SENSOR
- DS — DUCT SMOKE DETECTOR
- DP — DIFFERENTIAL PRESSURE SENSOR OR SWITCH
- SP — STATIC PRESSURE SENSOR
- VFD — VARIABLE FREQUENCY DRIVE

PIPING SYSTEMS

- HWS — HOT WATER SUPPLY
- HWR — HOT WATER RETURN
- GHWS — GLYCOL HOT WATER SUPPLY
- GHWR — GLYCOL HOT WATER RETURN
- FLOW ARROW
- BUTTERFLY VALVE
- BALL VALVE
- AUTOMATIC 2-WAY CONTROL VALVE
- COMBINATION BALANCING/SHUTOFF VALVE WITH POSITION INDICATOR
- DRAIN VALVE WITH HOSE CONNECTION
- UNION
- UNIT HEATER (HORIZONTAL)
- FINNED TUBE RADIATION WITH ENCLOSURE
- PRESSURE GAUGE
- VENT (AUTO OR MANUAL)
- TEMPERATURE GAUGE
- THERMOMETER
- STRAINER W/BLOWDOWN
- PETE'S PLUG
- REDUCER
- FLEXIBLE CONNECTOR
- PIPE CAP OR PLUG
- ELBOW TURNED UP
- ELBOW TURNED DOWN
- TEE TURNED UP
- TEE TURNED DOWN
- X — TYPE; X — ACTIVE LENGTH — FIN TUBE TAG

AIR SYSTEMS

- VD — VOLUME DAMPER
- M — MOTORIZED CONTROL DAMPER
- FD — FIRE DAMPER
- SUPPLY AIRFLOW
- EXHAUST AIRFLOW
- SUPPLY DUCT DN
- SUPPLY DUCT UP
- RETURN DUCT DN
- RETURN DUCT UP
- EXHAUST DUCT DN
- EXHAUST DUCT UP
- CAP
- RETURN REGISTER
- SUPPLY DIFFUSER
- SUPPLY/EXHAUST GRILLE
- DUCT MOUNTED REHEAT COIL
- ROOF MOUNTED CENTRIFUGAL EXHAUST FAN
- SUPPLY OUTLET
- RETURN OR EXHAUST INLET
- TURNING VANES
- RECTANGULAR TO ROUND TRANSITION
- OxO — RECTANGULAR DUCT SIZE, FIRST FIGURE IS SIDE SHOWN
- O∅ — ROUND SPIRAL DUCT SIZE, FIRST FIGURE IS SIDE SHOWN
- R — CHANGE IN DUCT ELEVATION R=RISE, D=DROP
- STANDARD RECTANGULAR BRANCH CONNECTION W/45° ENTRY COLLAR
- STANDARD ROUND BRANCH CONNECTION
- A=CFM / NECK SIZE — DIFFUSER/GRILLE TAG

ABBREVIATIONS

AFF	ABOVE FINISHED FLOOR	IN	INCH
AFG	ABOVE FINISHED GRADE	K	KILO (X1000)
AHU	AIR HANDLING UNIT	KW	KILOWATT
AMPS	AMPERES	L	LOUVER OR LENGTH
APD	AIR PRESSURE DROP	LB	POUNDS
BOD	BOTTOM OF DUCT	LAT	LEAVING AIR TEMPERATURE
BMS	BUILDING MANAGEMENT SYSTEM	LDB	LEAVING DRY BULB
BTU/HR	BRITTISH THERMAL UNIT PER HOUR	LWT	LEAVING WATER TEMPERATURE
CFM	CUBIC FEET PER MINUTE	MBH	THOUSAND BTU/HR
COP	COEFFICIENT OF PERFORMANCE	MCA	MINIMUM CIRCUIT AMPACITY
CUH	HYDRONIC CABINET UNIT HEATER	NC	NORMALLY CLOSED
D	DEPTH	NO	NORMALLY OPEN
DB	DRY BULB OR DECIBEL	OA	OUTSIDE AIR
DDC	DIRECT DIGITAL CONTROL	PD	PRESSURE DROP
DN	DOWN	PG	PROPYLENE GLYCOL
EA	EXHAUST AIR	PH	PHASE
EAT	ENTERING AIR TEMPERATURE	PR	PANEL RADIATOR
EDB	ENTERING DRY BULB	PSI	POUNDS PER SQUARE INCH
EER	ENERGY EFFICIENCY RATIO	PSIG	POUNDS PER SQUARE IN GAUGE
EF	EXHAUST FAN	RA	RETURN AIR
EFF	EFFICIENCY	RH	RELATIVE HUMIDITY
ESP	EXTERNAL STATIC PRESSURE	RPM	REVOLUTIONS PER MINUTE
EWT	ENTERING WATER TEMPERATURE	RTU	ROOF TOP UNIT
°F	DEGREES FAHRENHEIT	SA	SUPPLY AIR
FA	FREE AREA	SENS	SENSIBLE
FD	FIRE DAMPER	SP	STATIC PRESSURE
FLA	FULL LOAD AMPERES	SPD	STATIC PRESSURE DROP
FPI	FINS PER INCH	SQFT	SQUARE FEET
FPM	FEET PER MINUTE	TOD	TOP OF DUCT
FSD	FIRE/SMOKE DAMPER	TR	TONS OF REFRIGERATION
FT	FEET	TSP	TOTAL STATIC PRESSURE
FTR	FIN TUBE RADIATION	TYP	TYPICAL
GPM	GALLONS PER MINUTE	UH	HYDRONIC UNIT HEATER
H	HEIGHT	VD	VOLUME DAMPER
HP	HEAT PUMP OR HORSE POWER	VFD	VARIABLE FREQUENCY DRIVE
HW	HOT WATER	W	WIDTH OR WATTS
HWC	HOT WATER HEATING COIL	WB	WET BULB
HWR	HOT WATER RETURN	WC	WATER COLUMN
HWS	HOT WATER SUPPLY	WG	WATER GAUGE
HZ	HERTZ	WPD	WATER PRESSURE DROP

GENERAL DEMOLITION NOTES

1. IT IS NOT THE INTENT OF THESE DOCUMENTS TO SHOW EVERY DEVICE, APPURTENANCE, PIPE, WIRE OR CONDUIT TO BE REMOVED. HVAC EQUIPMENT, UNITS AND SYSTEMS NOT BEING REUSED SHALL BE REMOVED IN THEIR ENTIRETY INCLUDING ASSOCIATED HANGERS, SUPPORTS, BASES, PADS, PIPES, DUCTS, CONDUITS, WIRES, INSULATION AND CONTROLS BACK TO THE POINT OF ORIGIN.
2. EQUIPMENT, PIPING, OR CONDUIT SHALL NOT BE ABANDONED IN-PLACE UNLESS SPECIFICALLY NOTED.
3. ALL HVAC CONTROLS, CONTROL WIRING, CONDUIT AND HANGERS/SUPPORTS SERVING EQUIPMENT TO BE REMOVED SHALL BE DEMOLISHED, UNLESS NOTED TO REMAIN.
4. INVENTORY, SALVAGE AND TURN OVER OR DISPOSE OF EQUIPMENT AT DIRECTION OF OWNER.
5. PROPERLY DISPOSE OF DEMOLISHED EQUIPMENT IN COMPLIANCE WITH CODES, REGULATIONS, AND DEP STANDARDS.
6. RELOCATE EXISTING EQUIPMENT, DEVICES, PIPING WIRING, AND RELATED SYSTEMS AS REQUIRED FOR CONSTRUCTION PURPOSES. ALL EXISTING SYSTEMS SHALL BE MADE FULLY OPERATIONAL, INCLUDING RECONNECTION TO SERVICES AND UPGRADED SYSTEMS. ALL EXISTING EQUIPMENT IN WORK AREA TO REMAIN SHALL BE PROTECTED DURING CONSTRUCTION.
7. INCLUDE ALL WORK REQUIRED FOR PHASED CONSTRUCTION WHEN NECESSARY TO MAINTAIN SYSTEM OPERATION TO OCCUPIED AREAS. COORDINATE WITH OWNER FOR PHASING REQUIREMENTS.
8. ALL EXISTING EQUIPMENT AND DEVICES TO BE REMOVED AND RELOCATED SHALL BE FIELD VERIFIED FOR QUANTITY AND CONDITION. KEEP AN ACCURATE RECORD OF STORED EQUIPMENT INCLUDING CONDITION. PROVIDE COPY OF INVENTORY TO OWNER.
9. SYSTEMS REQUIRED TO REMAIN IN OPERATION DURING DEMOLITION SHALL BE CAREFULLY PROTECTED FROM DAMAGE AND CONTAMINATION BY THE CONSTRUCTION PROCESS.

MEP COORDINATION NOTES

1. SPARE 120 VOLT POWER CIRCUIT BREAKER(S) PROVIDED BY DIVISION 26 TO BE USED FOR HVAC CONTROLS. 120 VOLT POWER WIRING TO HVAC CONTROLS PROVIDED BY DIVISION 23. COORDINATE WITH DIVISION 26 CONTRACTOR FOR CIRCUIT BREAKER REQUIREMENTS AND LOCATIONS.
2. WIRING AND CONDUIT FOR HVAC CONTROLS SHALL CONFORM TO DIVISION 26 REQUIREMENTS.

GENERAL NOTES

1. VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS PRIOR TO COMMENCEMENT OF WORK.
2. PROVIDE ALL REQUIRED MATERIALS, LABOR, EQUIPMENT, AND SERVICES NECESSARY FOR THE INSTALLATION OF THE WORK AS SHOWN ON THESE DRAWINGS OR AS INDICATED IN THE PROJECT SPECIFICATIONS.
3. ALL MATERIALS, METHODS AND EQUIPMENT INSTALLED MUST BE IN COMPLIANCE WITH PROJECT SPECIFICATIONS AND APPLICABLE CODES.
4. THE DRAWINGS ARE DIAGRAMMATIC AND INDICATE THE GENERAL ARRANGEMENT OF SYSTEMS AND WORK INCLUDED IN THE CONTRACT.
5. COORDINATE LOCATIONS OF EQUIPMENT AND SYSTEMS WITH OTHER TRADES BEFORE AND DURING CONSTRUCTION. ANY MODIFICATIONS REQUIRED THAT RESULT FROM A LACK OF COORDINATION SHALL BE PERFORMED AT NO ADDITIONAL COST.
6. HVAC DRAWINGS DO NOT SHOW ALL CONDITIONS AND SYSTEMS OF THE BUILDING. CONTRACTOR SHALL USE ALL DRAWINGS AND SPECIFICATIONS OF CONTRACT DOCUMENTS FOR COORDINATION AND SHALL VERIFY FIELD CONDITIONS.
7. COORDINATE NEW DUCTWORK AND PIPING WITH STRUCTURAL STEEL, LIGHTING, AND OTHER UTILITIES. INSTALL ALL REQUIRED OFFSETS AND TRANSITIONS TO PREVENT INTERFERENCE WITH FIELD CONDITIONS. OBTAIN APPROVAL FROM ENGINEER PRIOR TO MAJOR RELOCATIONS OR INSTALLATION SIGNIFICANT OFFSETS (MORE THAN 6 IN A SINGLE PIPING SYSTEM).
8. VOIDS CREATED BY THE REMOVAL OF DUCTWORK, PIPING OR HVAC CONTROL SYSTEM CONDUIT/WIRING IN FLOORS OR WALLS ABOVE OR BELOW CEILINGS SHALL BE PATCHED AND SEALED WITH MATERIALS MATCHING THE EXISTING CONSTRUCTION.
9. COORDINATE ALL REQUIRED OPENINGS THROUGH WALLS, FLOORS, AND ROOFS WITH GENERAL CONTRACTOR AND OTHER TRADES.
10. INSTALL DUCTWORK AND PIPING AS CLOSE TO THE UNDERSIDE OF DECK AS POSSIBLE UNLESS NOTED OTHERWISE.
11. INSTALL HYDRONIC AND REFRIGERANT PIPING PASSING THROUGH WALLS AND FLOORS IN A SLEEVE. SEAL PENETRATION WITH NON-SHRINK GROUT AND INSULATE PIPE WITHIN SLEEVE. PROVIDE WALL ESCUTCHEONS FOR EXPOSED PIPING PASSING THROUGH WALLS.
12. PROVIDE BALANCE DAMPERS IN ALL SUPPLY, RETURN, AND EXHAUST BRANCH DUCTS AND DUCT MAINS TO PROPERLY BALANCE THE AIR SYSTEM, EXCLUDING GREASE DUCT SYSTEMS OR OTHER DUCT SYSTEMS NOTED IN DETAILS OR SPECIFICATIONS.
13. INSTALL EQUIPMENT AND SUPPORTS IN ACCORDANCE WITH ALL RELEVANT BUILDING CODES. ALL EQUIPMENT SHALL BE SUPPORTED FROM STRUCTURAL MEMBERS. SUPPORT FROM DECKING WILL NOT BE ACCEPTED.
14. PROVIDE FLEXIBLE JOINTS ON ALL PIPING AND DUCTWORK WHERE PENETRATING BUILDING EXPANSION JOINTS.
15. PROVIDE FLEXIBLE CONNECTION BETWEEN MECHANICAL EQUIPMENT AND DUCTWORK OR PIPING SYSTEMS.
16. COORDINATE EXACT DIFFUSER/REGISTER/GRILLE PLACEMENT WITH LIGHTING, SPRINKLERS OR OTHER EQUIPMENT MOUNTED IN OR ABOVE CEILING.
17. DUCT SIZES SHOWN INDICATE CLEAR INSIDE DIMENSIONS OF DUCTWORK.
18. COOLING COIL CONDENSATE BRANCH PIPING TO COOLING DEVICES SHALL BE 3/4" UNLESS NOTED OTHERWISE.
19. ALL DUCTS PASSING THROUGH SMOKE AND/OR FIRE RATED BARRIERS SHALL BE PROVIDED WITH FIRE, SMOKE, OR COMBINATION FIRE/SMOKE DAMPERS AS PER THE PROJECT SPECIFICATIONS AND IN ACCORDANCE WITH APPLICABLE CODES. SEE ARCHITECTURAL DRAWINGS FOR LOCATIONS OF RATED BARRIERS.
20. INSTALL ACCESS DOORS IN DUCTWORK AT ALL COILS, MOTORIZED DAMPERS, FIRE DAMPERS, SENSORS, AND CONTROL DEVICES.
21. THERMOSTATS AND SWITCHES ARE SHOWN IN GENERAL LOCATIONS. COORDINATE EXACT LOCATION WITH FIELD CONDITIONS.
22. VERIFY EQUIPMENT PIPING CONNECTIONS WITH MANUFACTURER. LOCATE BRANCH PIPING TO ACCOMMODATE PIPING CONNECTION LOCATION.
23. INSTALL ALL EXPOSED CONTROL WIRING IN CONDUIT AND IN ACCORDANCE WITH DIVISION 26 REQUIREMENTS.
24. CORE THROUGH FULL HEIGHT WALLS AS REQUIRED TO INSTALL DUCTWORK, PIPING, OR CONTROL WIRING.
25. CONDUCT A SURVEY WITH A GROUND PENETRATING RADAR (GPR) OR BY SIMILAR MEANS TO IDENTIFY THE LOCATION OF STEEL REINFORCING BARS WHEN CORING A HOLE THROUGH EXISTING CONCRETE SLABS OR WALLS. THE NEW CORE SHALL BE LOCATED TO AVOID CUTTING REINFORCING BARS. WHERE REINFORCING STEEL IS CLOSE ENOUGH TOGETHER THAT IT IS NOT POSSIBLE TO CORE THE REQUIRED HOLE WITHOUT CUTTING THE REINFORCING BARS, CONTACT THE ENGINEER FOR FURTHER DIRECTION BEFORE CUTTING A HOLE. THE SLAB WILL BE REPAIRED AT THE EXPENSE OF THE CONTRACTOR WHEN REINFORCING BARS CUT WITHOUT THE CONSENT OF THE ENGINEER.
26. FIRE SEAL ALL WALL AND FLOOR DUCT PENETRATIONS CONTAINING DUCTS WITH FIRE DAMPERS, SMOKE DAMPERS, OR COMBINATION FIRE/SMOKE DAMPERS. FIRE SEAL ALL PENETRATIONS THROUGH FIRE WALLS AND PARTITIONS.

PROJECT DESIGN CRITERIA

PROJECT LOCATION:	ENGINEERING CRITERIA:
GARDNER, MASSACHUSETTS	ENVELOPE: -WALL U-VALUE: 0.225 -ROOF U-VALUE: 0.032 -WINDOW U-VALUE: 0.5 -WINDOW SOLAR COEFFICIENT: 0.4
APPLICABLE CODES: -MASSACHUSETTS STATE BUILDING CODE 10TH EDITION -2021 MASSACHUSETTS STRETCH CODE -2021 INTERNATIONAL ENERGY CONSERVATION CODE -2021 INTERNATIONAL MECHANICAL CODE -LIGHTING COMPLIANCE PATHWAY: 2021 INTERNATIONAL ENERGY CONSERVATION CODE	ASHRAE OUTDOOR AIR DESIGN CRITERIA: -COOLING (DB/WB): 90.8 / 72.7 °F -HEATING (DB): 3 °F - INDOOR COOLING CONDITIONS: 75°F -INDOOR HEATING CONDITIONS: 70°F

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Gardner High School Locker Room Renovation Project

City of Gardner

Gardner, Massachusetts

MARK	DATE	DESCRIPTION
	4/8/2026	ISSUED FOR BIDDING

PROJECT NO:	G50384-103
DATE:	4/8/2026
FILE:	G50384-103-H-001
DRAWN BY:	O.MACE
DESIGNED BY:	J.RAPOZA
CHECKED BY:	S.PRINGLE
APPROVED BY:	J.CURTIS

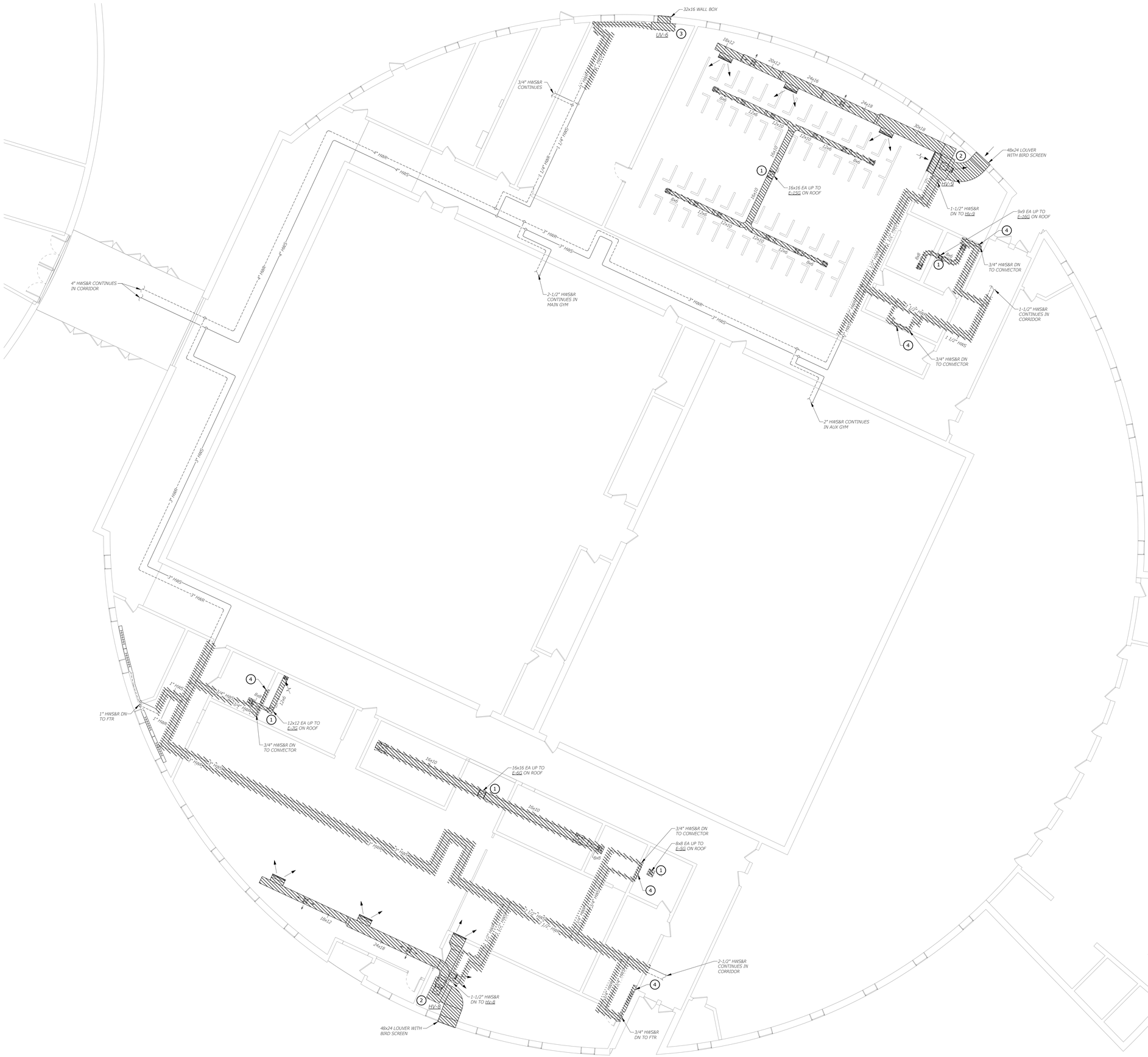
HVAC LEGEND AND GENERAL NOTES

SCALE: NO SCALE

H-001

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PLAN NORTH
N



KEY NOTES:

1. DEMOLISH EXHAUST FAN AND ASSOCIATED DUCTWORK. PROVIDE INSULATED CURB CAP ON ROOF.
2. DEMOLISH HV UNIT AND ALL ASSOCIATED DUCTWORK. DEMOLISH ALL PIPING, CONTROL VALVE, AND PIPING ACCESSORIES SERVING HV UNIT. DEMOLISH OA INTAKE DUCT CONNECTED TO LOUVER.
3. DEMOLISH UNIT VENTILATOR AND ALL ASSOCIATED PIPING, CONTROL VALVE, AND PIPING ACCESSORIES. DEMOLISH OA INTAKE DUCT CONNECTED TO LOUVER.
4. DEMOLISH RADIATION AND ALL ASSOCIATED PIPING, CONTROL VALVE, AND PIPING ACCESSORIES. ABANDON EXISTING PIPING WITHIN WALL CAVITY.

0 4' 8' 16'
SCALE: 1/8"=1'-0"

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FILE:	G50384-103-HD-101
DRAWN BY:	O.MACE
DESIGNED BY:	J.RAPOZA
CHECKED BY:	S.PRINGLE
APPROVED BY:	J.CURTIS

HVAC DEMOLITION FIRST FLOOR PLAN

SCALE: AS SHOWN

HD-101

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PLAN NORTH
N



KEY NOTES:

1. 24x28 SA & 24x41 RA TRANSITION TO 41x11 RA UP TO DOAS-1 ON ROOF.
2. 24x18 SA TRANSITION TO 24x28 & 24x41 RA TRANSITION TO 41x11 RA UP TO DOAS-2 ON ROOF.
3. PROVIDE 16 GAUGE METAL PANEL. FINISH COLOR SHALL MATCH EXISTING BRICK. REFER TO ARCHITECTURAL DRAWINGS FOR MOUNTING REQUIREMENTS AND LOUVER INFILL DETAILS.

0 4' 8' 16'
SCALE: 1/8"=1'-0"

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APPROVED BY:	J.CURTIS

HVAC FIRST FLOOR DUCTWORK PLAN

SCALE: AS SHOWN

H-101

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Tighe & Bond/ Autodesk Docs://2321-Gardner HS Locker Room/G-03B4-103_MEP-R36.rvt

PLAN NORTH
N



0 4' 8' 16'
SCALE: 1/8"=1'-0"

KEY NOTES:

1. PROVIDE 8"x8" TWO-SIDED 18 GA VERTICAL PIPE CHASE FROM CEILING TO FLOOR TO CONCEAL AND PROTECT PIPING TO FTR. PROVIDE COMPLETE MANUFACTURER ASSEMBLY WITH FACTORY PAINT TO MATCH COLOR AND FINISH.
2. PROVIDE 8"x8" TWO-SIDED 18 GA VERTICAL PIPE CHASE FROM CEILING TO FLOOR TO CONCEAL AND PROTECT PIPING TO FTR ON BOTH SIDES OF DIVIDING WALL. PROVIDE COMPLETE MANUFACTURER ASSEMBLY WITH FACTORY PAINT TO MATCH COLOR AND FINISH.
3. PROVIDE 4"x4" TWO-SIDED 18 GA VERTICAL PIPE CHASE FROM CEILING TO FLOOR TO CONCEAL AND PROTECT CONDENSATE PIPING. PROVIDE COMPLETE MANUFACTURER ASSEMBLY WITH FACTORY PAINT TO MATCH COLOR AND FINISH OF FTR NEARBY.

NOTES:

1. SEE SCHEDULES ON H-601 FOR TERMINAL UNIT PIPE RUNOUT SIZES.
2. PIPING EXPANSION LOOPS WHERE SHOWN ARE DIAGRAMMATIC, PROVIDE HYDRONIC PIPING EXPANSION THROUGHOUT ENTIRE BUILDING PER SPECIFICATIONS 23 05 00 AND 23 21 13.
3. PROVIDE PERIMETER FINNED TUBE RADIATION TO FOLLOW CURVED WALL (R=100'). USE STRAIGHT SECTIONS (MAX. 8'-0") WITH REQUIRED ANGLED CONNECTIONS TO ACHIEVE A SMOOTH, CONTINUOUS APPEARANCE. CONTRACTOR SHALL BE RESPONSIBLE FOR LAYOUT AND INSTALLATION TO CLOSELY MATCH WALL CURVATURE AND PROVIDE A NEAT, UNIFORM INSTALLATION.

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Gardner High School Locker Room Renovation Project

City of Gardner

Gardner, Massachusetts

MARK	DATE	DESCRIPTION
	4/8/2026	ISSUED FOR BIDDING

PROJECT NO:	G50384-103
DATE:	4/8/2026
FILE:	G50384-103-H-102
DRAWN BY:	O.MACE
DESIGNED BY:	J.RAPOZA
CHECKED BY:	S.PRINGLE
APPROVED BY:	J.CURTIS

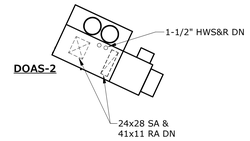
HVAC FIRST FLOOR PIPING PLAN

SCALE: AS SHOWN

H-102

Last Saved:4/7/2026 1:16:13 PM By:O.MACE
Plotted On: 4/7/2026 1:16:13 PM
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PLAN NORTH
N







NOTES:

1. PROVIDE ROOF CURBS FOR DOAS UNITS. SEE STRUCTURAL AND ARCHITECTURAL DRAWINGS FOR ADDITIONAL INFORMATION.
2. SEAL ALL PENETRATIONS THROUGH ROOF AIR TIGHT TO MINIMIZE SOUND TRANSMISSION.

0 4' 8' 16'
SCALE: 1/8"=1'-0"

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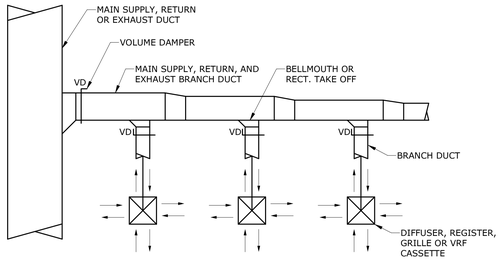
PROJECT NO:	G50384-103
DATE:	4/8/2026
FILE:	G50384-103-H-103
DRAWN BY:	O.MACE
DESIGNED BY:	J.RAPOZA
CHECKED BY:	S.PRINGLE
APPROVED BY:	J.CURTIS

HVAC ROOF PLAN

SCALE: AS SHOWN

H-103

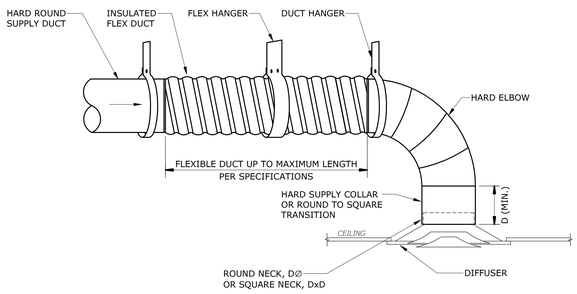
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Plotted On: 4/7/2026 1:16:14 PM
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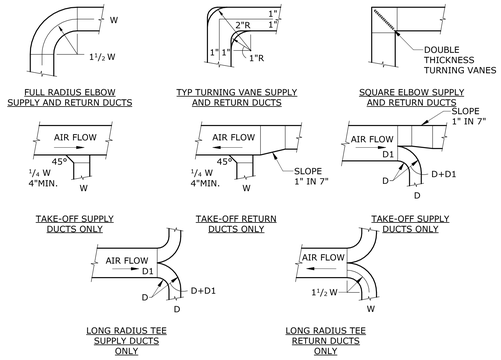
NOTES:

1. PROVIDE VOLUME DAMPERS IN ALL MAIN SUPPLY, RETURN, AND EXHAUST BRANCH DUCTS AND DIFFUSER/REGISTER/GRILLE GRANCH DUCTS AS SHOWN ABOVE.
2. PROVIDE ADDITIONAL VOLUME DAMPERS AS SHOWN ON CONTRACT DOCUMENTS AND AS REQUIRED TO PROPERLY BALANCE THE SYSTEM.

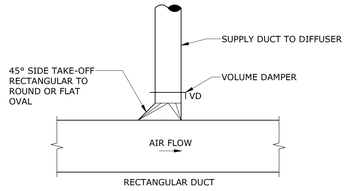
VOLUME DAMPER LOCATION
NO SCALE



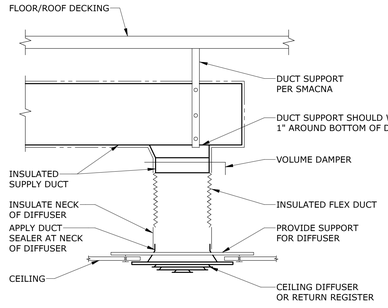
ROUND CONNECTION TO CEILING DIFFUSER
NO SCALE



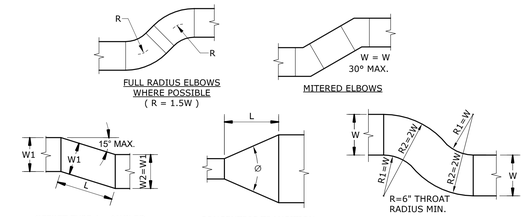
DUCT
NO SCALE



45° SUPPLY AIR TAKEOFF
NO SCALE



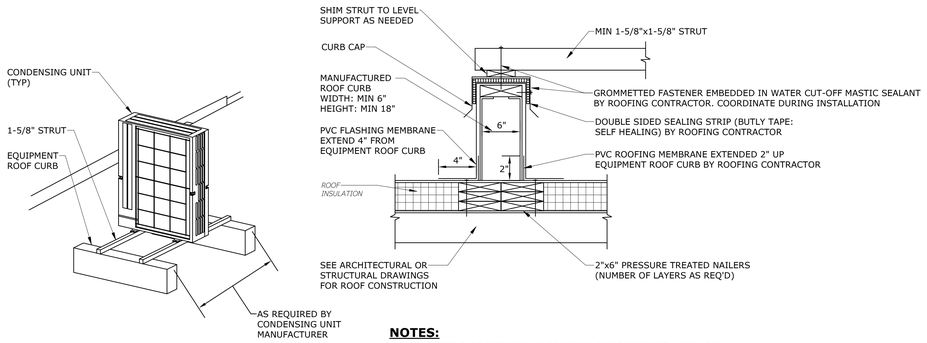
DIFFUSER
NO SCALE



NOTES:

1. UNLESS OTHERWISE INDICATED ON PLANS, MAXIMUM ANGLES SHOWN SHALL APPLY.

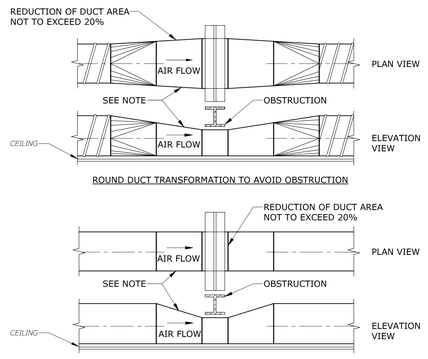
OFFSETS AND TRANSITION
NO SCALE



NOTES:

1. EQUIPMENT CURB DISTANCE AS REQUIRED FOR EQUIPMENT WIND LOAD. REFER TO CONDENSING UNIT MANUFACTURER'S EQUIPMENT STAND DIMENSIONS. USE MAXIMUM REQUIRED DISTANCE FOR INSTALLATION OF MULTIPLE UNITS.

CONDENSING UNIT ROOF SUPPORT
NO SCALE



NOTES:

1. 1:7 SLOPE FOR >2,000FPM
2. 1:4 SLOPE FOR <2,000FPM

DUCT OBSTRUCTION TRANSFORMATION
NO SCALE

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Gardner High School Locker Room Renovation Project

City of Gardner

Gardner, Massachusetts

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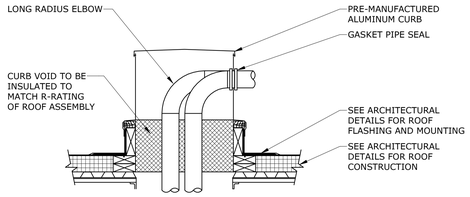
PROJECT NO:	G50384-103
DATE:	4/8/2026
FILE:	G50384-103-H-501
DRAWN BY:	O.MACE
DESIGNED BY:	J.RAPOZA
CHECKED BY:	S.PRINGLE
APPROVED BY:	J.CURTIS

HVAC DETAILS - 1

SCALE: AS SHOWN

H-501

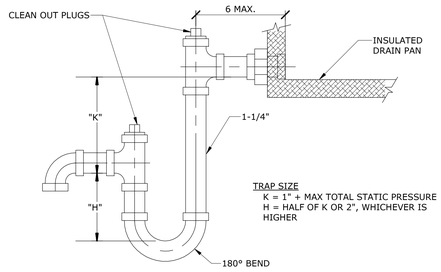
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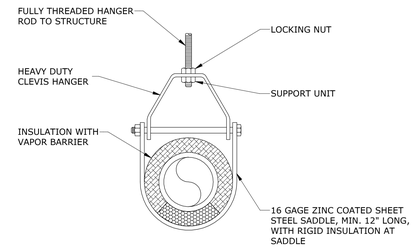
NOTES:

1. 6" MIN SPACING BETWEEN SIDEWALL PIPE PENETRATIONS.

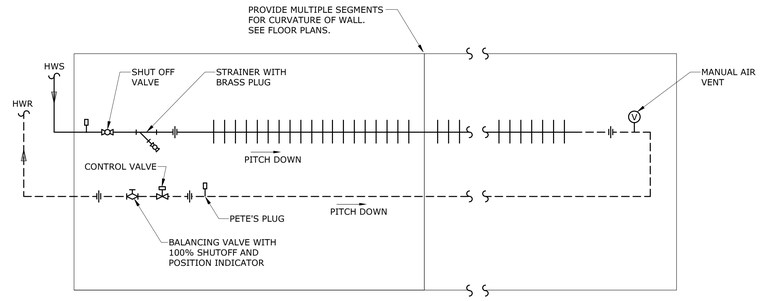
PIPE CURB
NO SCALE



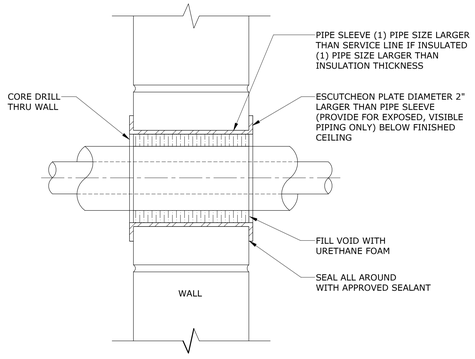
RTU COOLING COIL CONDENSATE TRAP (NEGATIVE PRESSURE)
(FOR AIR HANDLERS LOCATED ON ROOF)
NO SCALE



PIPE HANGER
NO SCALE



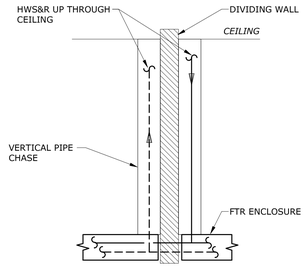
FINNED TUBE RADIATION & CONVECTION PIPING
(TWO ROW-PIPING ACCESORIES IN ENCLOSURE)
NO SCALE



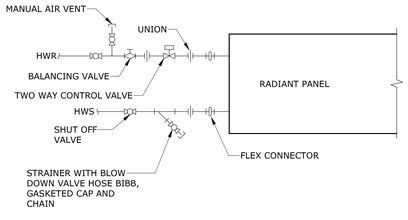
NOTES:

1. VERIFY LOCATION OF ANY REINFORCING BARS OR PRECAST TENSION CABLES PRIOR TO DRILLING.
2. PIPING CONTRACTOR IS RESPONSIBLE FOR FOAMING AND SEALING VOID AFTER PIPE IS INSTALLED.

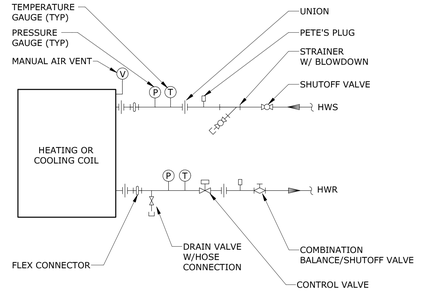
PIPE PENETRATION AT WALL
NO SCALE



VERTICAL PIPE CHASE
NO SCALE



HOT WATER RADIANT PANEL PIPING
NO SCALE



DOAS COIL PIPING
NO SCALE

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MARK	DATE	DESCRIPTION
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PROJECT NO:	G50384-103
DATE:	4/8/2026
FILE:	G50384-103-H-502
DRAWN BY:	O.MACE
DESIGNED BY:	J.RAPOZA
CHECKED BY:	S.PRINGLE
APPROVED BY:	J.CURTIS

HVAC DETAILS - 2

SCALE: AS SHOWN

H-502

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RADIANT CEILING PANEL SCHEDULE

GENERAL NOTES:

1. PROVIDE CEILING MOUNTING SUITABLE FOR ARCHITECTURAL CONDITIONS PER DIRECTION OF ARCHITECT, COORDINATE IN FIELD.
2. PROVIDE MOUNTING BRACKETS AND ALL TRIM ACCESSORIES FOR A COMPLETE AESTHETIC APPEARANCE.
3. FINAL LENGTH TO BE DETERMINED IN FIELD WITH FIELD MEASUREMENT AND SHOP DRAWING PROCESS PER SPECIFICATIONS, INCLUDING WALKTHROUGH WITH ARCHITECT/ENGINEER.
4. SEE FLOOR PLANS FOR LENGTH.

SCHEDULE NOTES:

[1] MINIMUM WATER FLOW SHALL BE NO LESS THAN 0.5 GPM.

UNIT NO.	MANUFACTURER	MODEL NO.	FLUID TYPE	BTU/LF	AWT (°F)	GPM [1]	MAX WPD (FT)	NUMBER OF TUBES	PIPE RUNOUT SIZE (IN)	MOUNTING TYPE	REMARKS
RP-A	STERLING	LINEAR	30% PG	413	170	0.5	0.91	4	3/4	CEILING	

GRILLE AND DIFFUSER SCHEDULE

CEILING SUPPLY DIFFUSER			DUCTED CEILING RETURN/EXHAUST GRILLE		FLEXIBLE DUCT SIZES TO SUPPLY DIFFUSERS	
CFM	SQUARE NECK SIZE	ROUND NECK SIZE	CFM	NECK SIZE	CFM	SIZE
0-100	6 x 6	6Ø	0-350	12 x 12	0-100	6Ø
101-250	9 x 9	8Ø	351-1000	22 x 22	101-250	8Ø
251-400	12 x 12	10Ø			251-400	10Ø
401-600	15 x 15	12Ø			401-600	12Ø
601-800	18 x 18	14Ø			601-800	14Ø

TYPE	MANUFACTURER	MODEL	REMARKS
A	TITUS	OMNI-AA	ALUMINUM PLAQUE FACE DIFFUSER, ROUND NECK
B	TITUS	50F	ALUMINUM EGGCRATE EXHAUST GRILLE, CORE 1"x1"x1", SURFACE MOUNT
C	TITUS	300FL	ALUMINUM WALL SUPPLY GRILLE, DOUBLE DEFLECTION WITH ADJUSTABLE VERTICAL FRONT BLADES, 3/4" BLADE SPACING.

ROOFTOP UNIT SCHEDULE - GENERAL

GENERAL NOTES:

1. PERFORMACE BASED ON 91°F DB / 73°F WB O.A. & 75°F R.A. (SUMMER) AND 3°F DB O.A. (WINTER)
2. PROVIDE FLEX CONNECTORS AT ALL AHU CONNECTIONS.
3. SCCR RATING FOR ALL AIR HANDLING UNIT SHALL BE 10 KAIC.
4. PROVIDE WITH FACTORY INSTALLED REFRIGERANT LEAK DETECTION SYSTEM.

UNIT NO.	LOCATION	SERVING	MANUFACTURER	MODEL NO.	DIMENSIONS (IN)			DESIGN CFM		MAX WEIGHT (LB)	ELECTRICAL DATA				REMARKS
					LENGTH	WIDTH	HEIGHT	SUPPLY	RETURN		VOLTS	PHASE	HZ	MCA	
DOAS-1	ROOF	BOYS LOCKER ROOM	VALENT	VXE-112-41E-10A-2-G2	172	86	66	3000	3000	3900	208	3	60	85.5	
DOAS-2	ROOF	GIRLS LOCKER ROOM	VALENT	VXE-112-41E-10A-2-G2	172	86	66	2400	2400	3900	208	3	60	80.7	

ROOFTOP UNIT SCHEDULE - SUPPLY FAN

UNIT NO.	TOTAL CFM	E.S.P. (IN W.G.)	T.S.P. (IN W.G.)	TYPE	DRIVE	RPM	QTY	MOTOR		SPEED CONTROL
								BHP	MHP	
DOAS-1	3000	1.4	3.4	PLENUM	DIRECT	1949	1	2.5	5	VFD
DOAS-2	2400	1.5	3.5	PLENUM	DIRECT	1885	1	2.2	3	VFD

ROOFTOP UNIT SCHEDULE - EXHAUST FAN

UNIT NO.	TOTAL CFM	E.S.P. (IN W.G.)	T.S.P. (IN W.G.)	TYPE	DRIVE	RPM	QTY	MOTOR		SPEED CONTROL
								BHP	MHP	
DOAS-1	3000	1.25	2.6	PLENUM	DIRECT	1845	1	2.3	5	VFD
DOAS-2	2400	1.5	2.6	PLENUM	DIRECT	1711	1	1.7	5	VFD

ROOFTOP UNIT SCHEDULE - HEAT PUMP SECTION

UNIT NO.	COOLING				HEATING			HOT GAS REHEAT		ROWS	FPI	A.P.D. (IN W.C.)	MAXIMUM FACE VELOCITY (FPM)
	EAT DB/WB (°F)	LAT DB/WB (°F)	TOTAL MBH	SENSIBLE MBH	EAT DB (°F)	LAT DB (°F)	TOTAL MBH	EAT (°F)	TOTAL MBH				
DOAS-1	80.2 / 66.2	52.0 / 52.0	124	88	50	69	64	81	92	6	16	0.29	230
DOAS-2	79.7 / 65.8	48.5 / 48.4	118	78	52	76	65	81	82	6	16	0.21	180

ROOFTOP UNIT - INTEGRAL CONDENSING UNIT

UNIT NO.	COMPRESSOR TYPE	COMPRESSOR QTY	CAPACITY CONTROL	EER / IEER	HOT GAS BYPASS (Y/N)	QTY COND. FANS	HEATING COP		REF. TYPE	REF. CHARGE (LB)
							@ 17°F	@ 47°F		
DOAS-1	SCROLL	1	INVERTER	11.9 / 18.4	Y	2	2.28	3.4	R-454B	35
DOAS-2	SCROLL	1	INVERTER	11.9 / 18.4	Y	2	2.28	3.4	R-454B	35

ROOFTOP UNIT SCHEDULE - HOT WATER COIL

UNIT NO.	FLUID TYPE	EAT DB/WB (°F)	LAT DB/WB (°F)	MBH	EWT (°F)	LWT (°F)	GPM	WPD (FT)	PIPE RUNOUT SIZE (IN)	FACE VELOCITY (FPM)	APD (IN)	COIL/BANKS	ROWS	FPI
DOAS-1	30% PG	50	78	92	180	160	9.6	1.7	1-1/2	500	0.1	1	2	10
DOAS-2	30% PG	52	70	49	180	160	5.1	0.1	1-1/2	400	0.1	1	2	12

ROOFTOP UNIT SCHEDULE - ENERGY RECOVERY

UNIT NO.	SUMMER								
	OA SUPPLY				EXHAUST				TOTAL EFFECTIVENESS	MBH
	CFM	EAT DB/WB (°F)	LAT DB/WB (°F)	APD (IN)	CFM	EAT DB (°F)	LAT DB/WB (°F)	APD (IN)		
DOAS-1	3000	91.0 / 73.0	80.2 / 66.2	0.69	3000	75.0	85.5 / 69.6	0.72	67.5	98
DOAS-2	2400	91.0 / 73.0	79.7 / 65.8	0.52	2400	75.0	85.9 / 70.0	0.54	70.6	76
UNIT NO.	WINTER									
	OA SUPPLY				EXHAUST				TOTAL EFFECTIVENESS	MBH
	CFM	EAT DB/WB (°F)	LAT DB/WB (°F)	APD (IN)	CFM	EAT DB (°F)	LAT DB/WB (°F)	APD (IN)		
DOAS-1	3000	3.0 / 1.1	49.6 / 42.3	0.69	3000	72.0	26.8 / 24.9	0.72	67.5	95
DOAS-2	2400	3.0 / 1.1	51.6 / 43.8	0.52	2400	72.0	24.7 / 23.0	0.54	70.5	48

ROOFTOP UNIT SCHEDULE - FILTERS

UNIT NO.	PRE-FILTER		FILTER		PRESSURE DROP (IN W.C.)
	TYPE	DEPTH (IN)	TYPE	DEPTH (IN)	
DOAS-1	MERV 8	2	MERV 13	2	0.36
DOAS-2	MERV 8	2	MERV 13	2	0.17

ROOFTOP UNIT SCHEDULE - SOUND DATA

UNIT NO.	RADIATED							
	63 HZ	125 HZ	250 HZ	500 HZ	1K HZ	2K HZ	4K HZ	8K HZ
DOAS-1	90	94	90	96	94	90	86	84
DOAS-2	90	94	90	96	94	90	86	84
UNIT NO.	SUPPLY							
	63 HZ	125 HZ	250 HZ	500 HZ	1K HZ	2K HZ	4K HZ	8K HZ
DOAS-1	77	81	89	77	72	68	76	65
DOAS-2	77	81	89	76	72	68	76	64
UNIT NO.	RETURN							
	63 HZ	125 HZ	250 HZ	500 HZ	1K HZ	2K HZ	4K HZ	8K HZ
DOAS-1	83	79	78	71	66	65	66	60
DOAS-2	82	80	76	70	65	64	65	59

FINNED TUBE RADIATOR SCHEDULE

GENERAL NOTES:

1. ACTIVE LENGTHS ARE NOTED ON FLOOR PLANS.
2. FIELD VERIFY WALL TO WALL LENGTHS WHERE RADIATION ENCLOSURE EXTENDS FULL LENGTH OF WALL.
3. PROVIDE RADIATOR TRIM AS REQUIRED TO COVER EXPOSED PIPING, ADJOIN CORNERS AND TO PROVIDE A FINISHED APPEARANCE.
4. COLOR TO BE VERIFIED BY ARCHITECT OR OWNER.

SCHEDULE NOTES:

[1] GPM SHALL BE THE FOLLOWING FOR TYPE A RADIATION PIPED IN SERIES:
- 0.5 GPM < 6' LENGTH
- 1.0 GPM < 12' LENGTH
- 1.5 GPM < 18' LENGTH
- 2.0 GPM < 24' LENGTH
- 2.5 GPM < 30' LENGTH
- 3.0 GPM > 30' LENGTH

[2] GPM SHALL BE THE FOLLOWING FOR TYPE B RADIATION PIPED IN SERIES:
- 0.5 GPM < 4' LENGTH
- 1.0 GPM < 8' LENGTH
- 1.5 GPM < 12' LENGTH
- 2.0 GPM < 16' LENGTH
- 2.5 GPM > 16' LENGTH

TYPE	MANUFACTURER	MODEL	ELEMENT							ENCLOSURE		MOUNTING HEIGHT (IN)	REMARKS
			BTUH/FT	GPM	TUBE DIM. (IN)	FIN SIZE (IN)	ROWS	FINS/FT	AWT (°F)	PIPE RUNOUT SIZE (IN)	HEIGHT (IN)	DEPTH (IN)	
A	STERLING	JVB-S14	1120	[1]	3/4	3-5/8 x 4-1/4	1	52	170	3/4	11	8	4	
B	STERLING	JVB-S20	1720	[2]	3/4	3-5/8 x 4-1/4	2	52	170	3/4	20	8	4	
C	STERLING	VB-X35	1570	0.5	3/4	3-1/4 x 3-1/4	1	50	170	3/4	17	8	4	

DUCTLESS SPLIT HEAT PUMP UNIT SCHEDULE - INDOOR UNIT

GENERAL NOTES:

1. MANUFACTURER TO VERIFY SIZE AND ROUTING OF REFRIGERANT PIPING
2. PROVIDE WALL MOUNTED TEMPERATURE CONTROLLER.
3. PROVIDE ROOF CURB FOR CONDENSING UNIT.
4. INDOOR UNITS POWERED BY OUTDOOR UNIT.

UNIT NO.	SERVING	MANUFACTURER	MODEL NO.	TOTAL COOLING CAPACITY (MBH)	HEATING CAPACITY AT 17° (MBH)	CFM (LOW - HIGH)	REMARKS
ACU-1	AD OFFICE	MITSUBISHI	SLZ-AF12NL	10.6	9.5	230 - 335	
ACU-2	CONFERENCE	MITSUBISHI	SLZ-AF09NL	8.0	7.6	230 - 300	
ACU-3	TRAINING ROOM	MITSUBISHI	SLZ-AF09NL	8.0	7.6	230 - 335	

DUCTLESS SPLIT HEAT PUMP UNIT SCHEDULE - OUTDOOR UNIT

UNIT NO.	LOCATION	MANUFACTURER	MODEL NO.	COOLING CAPACITY (MBH)	HEATING CAPACITY (MBH)	AMBIENT TEMP. (°F) HI/LOW	ELECTRICAL DATA				REF. TYPE	REMARKS
							VOLTS	PH	HZ	MCA		
CU-1	ROOF	MITSUBISHI	MXZ-3D30NLHZ	28.4	28.6	95 / 43	208	1	60	38	R-454B	

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Gardner High School Locker Room Renovation Project

City of Gardner

Gardner, Massachusetts

MARK	DATE	DESCRIPTION
	4/8/2026	ISSUED FOR BIDDING

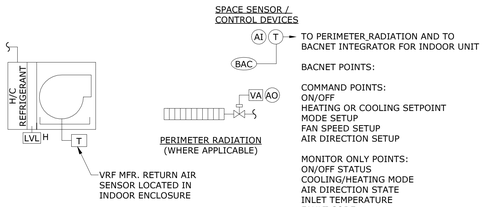
PROJECT NO:	G50384-103
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DRAWN BY:	O.MACE
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CHECKED BY:	S.PRINGLE
APPROVED BY:	J.CURTIS

HVAC SCHEDULES

SCALE: AS SHOWN

H-601

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TYPICAL MULTI-ZONE HEAT PUMP WITH PERIMETER RADIATION

NO SCALE

1.1 SEQUENCE OF OPERATION – MULTI-ZONE SPLIT DX HEAT PUMP SYSTEM IN PARALLEL WITH LOCAL RADIATION

A. GENERAL: MULTI-ZONE HEAT PUMP (MZHP) SYSTEM WITH ONE ROOF MOUNTED CONDENSING UNIT TO SERVE THREE (3) INDOOR SPLIT SYSTEMS IN PARALLEL WITH PERIMETER HOT WATER RADIATION CONTROLLED BY THE BMS.

B. MZHP SYSTEM WILL BE SUPPLIED AND CONTROLLED WITH A CONTROL SYSTEM BY THE HEAT PUMP MANUFACTURER.

C. PROVIDE CONTROL WIRING TO CONDENSING UNITS, INDOOR UNITS, AND TEMPERATURE CONTROLS PER MZHP MANUFACTURER'S RECOMMENDATIONS.

D. BMS SYSTEM SHALL UTILIZE SEPARATE DDC ROOM SENSOR TO CONTROL HOT WATER RADIATOR VALVES AND SAME BMS ROOM SENSOR SHALL COMMUNICATE VIA BACNET INTEGRATOR PROVIDED BY MZHP TO COMMUNICATE WITH INDOOR UNITS.

E. TIE MAIN MZHP CONTROLLER INTO BMS VIA BACNET. BMS SHALL BE ABLE TO MODIFY ROOM COOLING TEMPERATURE SETPOINT SCHEDULE, SET OCCUPIED AND UNOCCUPIED MODE, AND SET THE MODE THE SYSTEM AND OF INDIVIDUAL INDOOR COOLING UNITS ON/OFF, ETC.

F. OUTDOOR HEAT PUMP COOLING OR HEATING MODE IS DETERMINED BY THE MZHP OUTDOOR UNI MAIN CONTROLLER BASED ON FIRST ZONE THAT CALLS FOR A HEATING OR COOLING DEMAND. THE HEAT PUMP IS THEN LOCKED IN THE CHOSEN MODE UNITL ALL ACTIVE CALLS FOR THE CURRENT MODE ARE SATISFIED.

G. HEATING CONTROLS:

1. WHEN OA > 35° F, PERIMETER RADIATION SHALL BE DISABLED. HEAT PUMP SHALL BE SOLE SOURCE OF HEAT.
2. WHEN OA =< 35° (ADJ.) THE PERIMETER RADIATION SHALL OPERATE AS PRIMARY HEATING TO MAINTAIN SPACE TEMPERATURE SETPOINT. IF SPACE TEMPERATURE DROPS BELOW SETPOINT, THE BMS SHALL ENABLE THE INDOOR UNIT IN HEATING MODE ONLY TO SATISFY SPACE TEMPERATURE SETPOINT.

H. COOLING CONTROLS:

1. INDOOR UNITS SHALL CYCLE AS REQUIRED TO MAINTAIN ROOM TEMPERATURE SETPOINT.

I. SPACE TEMPERATURE SHALL BE SENSED FROM WALL MOUNTED BMS TEMPERATURE CONTROLLERS. SETPOINTS SHALL BE COMMUNICATED TO THE INDOOR UNITS VIA A BACNET INTERFACE. OCCUPANTS SHALL HAVE THE ABILITY TO ADJUST ROOM TEMPERATURE +/-4°F AND ADJUST FAN SPEED.

J. INDOOR UNIT DRAIN PAN SENSOR SHALL SHUT DOWN THE LOCAL INDOOR UNIT BEFORE AN OVERFLOW CAN OCCUR AND AN ALARM SHALL BE SENT TO THE CENTRALIZED CONTROLLER.

K. BMS SYSTEM SHALL READ ANY STATUS OR ALARM POINTS AVAILABLE WITH MZHP CONTROL SYSTEM.

1.2 ALARMS

A. HIGH SPACE TEMPERATURE (77°F)

B. LOW SPACE TEMPERATURE (55°F)

C. DRAIN OVERFLOW PAN

D. SYSTEM FAILURE GENERAL ALARM

1.3 GRAPHICS

A. ALARM CONDITION

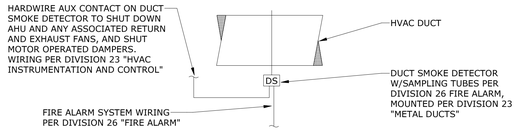
B. CONDENSING UNIT STATUS

C. SPACE TEMPERATURE

D. ALL HEAT PUMP CONTROL POINTS

E. HEAT PUMP UNIT STATUS

F. CONTROL VALVE COMMAND PERCENTAGE



TYPICAL DUCT SMOKE DETECTOR DETAIL

NO SCALE

1.1 SEQUENCE OF OPERATION – DUCT AND AHU SMOKE DETECTOR

A. RESPONSIBILITIES OF THE HVAC AND ELECTRICAL CONTRACTORS

1. THE DUCT SMOKE DETECTOR WILL BE FURNISHED BY DIVISION 26, AND INSTALLED IN DUCTWORK BY DIVISION 23).
2. THE DIVISION 26 CONTRACTOR WILL PROVIDE A MANUAL TEST AND RESET SWITCH TO RESET SMOKE DETECTOR, OPEN OUTDOOR AIR INTAKE DAMPER, AND TO TURN THE UNIT BACK ON.
3. THE DIVISION 23 HVAC CONTRACTOR SHALL PROVIDE WIRING BETWEEN THE DUCT SMOKE DETECTOR OR ADDRESSABLE INTERFACE DEVICE AND THE AHU AND BMS.

B. UPON A DETECTION OF SMOKE FROM THE DUCT MOUNTED OR AHU MOUNTED SMOKE DETECTOR, AND ACTIVATION OF THE AUXILIARY CONTACTS ON THE DUCT SMOKE DETECTOR OR ADDRESSABLE INTERFACE DEVICE:

1. INDICATE ALARM TO BMS.
2. STOP THE ASSOCIATED AHU SUPPLY [RETURN] AND [RELIEF] FAN(S).
3. WHEN THE SUPPLY AND THE RETURN FANS ARE PROVEN OFF, CLOSE OUTDOOR AIR INTAKE AND EXHAUST DAMPERS.

1.2 ALARMS

A. DUCT SMOKE DETECTOR ACTIVATED

1.3 GRAPHICS

A. ALARM CONDITION



TYPICAL CEILING PANEL RADIATOR OR PERIMETER RADIATION

NO SCALE

1.1 SEQUENCE OF OPERATION – RADIANT CEILING PANELS & FINNED TUBE RADIATION

A. A WALL MOUNTED THERMOSTAT (CONNECTED TO BMS) SHALL MODULATE 2-WAY CONTROL VALVE TO MAINTAIN ROOM TEMPERATURE SETPOINT. BMS TO MONITOR CONTROL VALVE POSITION STATUS.

1.2 ALARMS

A. LOW SPACE TEMPERATURE

1.3 GRAPHICS

A. ALARM CONDITION

B. SPACE TEMPERATURE

C. VALVE COMMAND AND STATUS

CONTROL SYMBOLS

- 2-WAY CONTROL VALVE
- M — MOTORIZED CONTROL DAMPER
- DA — DAMPER ACTUATOR
- DS — DUCT SMOKE DETECTOR
- VA — VALVE ACTUATOR
- VFC — VARIABLE FREQUENCY CONTROLLER
- AFS — AIR FLOW STATION
- AVERAGING SENSOR
- L — LOW TEMP LIMIT SWITCH
  FREEZE
- SPACE SENSOR TRANSMITTER
- SENSOR/TRANSMITTER
- L — LOW LIMIT INDICATION
- H — HIGH LIMIT INDICATION
- O — OPEN POSITION INDICATION
- C — CLOSED POSITION INDICATION

INTERFACE

AI	ANALOG INPUT
AO	ANALOG OUTPUT
BAC	BACNET INTERFACE
DI	DIGITAL INPUT
DO	DIGITAL OUTPUT
HDW	HARDWIRE THRU WAY

CONTROL ABBREVIATIONS

AFS	AIR FLOW STATION
AQ	AQUASTAT
BMS	CENTRAL BUILDING MANAGEMENT SYSTEM
C	COMMON
CS	CURRENT
CO	SENSOR
CO2	CARBON MONOXIDE
DA	CARBON DIOXIDE LEVEL
DC	DAMPER ACTUATOR
DEW	DOOR WINDOW CONTACT
DP	DEW POINT
EA	DIFFERENTIAL PRESSURE SWITCH
ES	EXHAUST AIR
F	END SWITCH
FS	FAULT
FV	FLOW SWITCH
H	FACE VELOCITY
L	HUMIDITY (RELATIVE)
LCR	LIQUID LEVEL
LK	LIGHTING CONTROL RELAY
LVL	LEVEL
MA	MIXED AIR
NC	NORMALLY CLOSED
NO	NORMALLY OPEN
OA	OUTSIDE AIR
OCC	OCCUPANCY
OX	OXYGEN LEVEL
P	PRESSURE
PN	POSITION
RA	RETURN AIR
RGS	REFRIGERANT GAS SENSOR
SA	SUPPLY AIR
SP	STATIC PRESSURE
SPD	SPEED
S/S	START/STOP
ST	STATUS
STCB	SHUNT TRIP CIRCUIT BREAKER
T	TEMPERATURE
VA	VALVE ACTUATOR

ELECTRICAL EQUIPMENT

FIRE ALARM (EA) — ST DI

MISCELLANEOUS MONITORING POINTS

FIRE ALARM

1. SEQUENCE OF OPERATION
   A. MONITOR GENERAL STATUS AND ALARM AND ENABLE HVAC. SYSTEM CONTROL MODES AS INDICATED IN SEQUENCES.
   B. MONITOR INDIVIDUAL ADDRESSABLE INTERFACE DEVICES INTERFACED WITH HVAC SYSTEM.
2. ALARMS
   A. GENERAL ALARM
3. GRAPHICS
   A. ALARM/TROUBLE/NORMAL STATUS
   B. EMERGENCY CALL-OUT EXECUTION
   C. DEVICE ADDRESS FOR TROUBLE/ALARM

NOTE: REFER TO PLANS AND SPECIFICATIONS OF ALL TRADES FOR QUANTITIES AND LOCATIONS.

COMMON REQUIREMENTS FOR SEQUENCES OF OPERATIONS

1. ALL SETPOINTS SHALL BE PROGRAMMED ADJUSTABLE AT THE OPERATOR WORKSTATION.
2. ALL HIGH AND LOW LIMITS SHALL BE ALARMED.
3. ALL COOLING COILS LOCATED IN OR OVER OCCUPIED SPACES SHALL HAVE A CONDENSATE PAN HIGH LEVEL ALARM.
4. ALL HYDRONIC PROOF OF FLOW SHALL BE VIA CURRENT SENSORS.
5. ALL FAN PROOF OF OPERATION SHALL BE HIGH AND LOW CURRENT SENSORS.
6. ALL UNIT SMOKE DETECTION, FREEZE PROTECTION, HIGH CONDENSATE LEVEL EMERGENCY SHUTDOWN/HIGH/LOW LIMIT AND/OR OTHER PROTECTIVE DEVICES SHALL BE DONE BY HARDWIRED RELAY INTERLOCK WITH LOCAL MANUAL RESET AND SHALL NOT RELY ON CONTROL SYSTEM PROGRAMMING.
7. ALL DAMPERS SHALL HAVE OPEN AND CLOSED STATUS INDICATION THROUGH END SWITCHES OR INTEGRAL ACTUATOR FEATURE.
8. ALL DAMPERS SHALL HAVE AN INDEPENDENT CONTROL POINT. MULTIPLE DAMPERS OF DIFFERENT APPLICATIONS (I.E., OUTDOOR, RETURN, RELIEF) CONTROLLED FROM A SINGLE POINT ARE NOT ACCEPTABLE.
9. ALL AIR HANDLING SYSTEMS WITH DUCTED OUTDOOR AIR SHALL BE PROVIDED WITH FREEZE PROTECTION.

NOTE: THE FOLLOWING ARE REQUIRED BY MA STRETCH CODE.

1. ALL ZONES SHALL BE THERMOSTATICALLY CONTROLLED RESPONDING TO TEMPERATURE WITHIN THE ZONE AT A MINIMUM.
2. WHERE THERMOSTATIC ZONE CONTROLS ARE USED FOR BOTH HEATING AND COOLING, CONTROL SHALL BE CAPABLE OF PROVIDING A TEMPERATURE RANGE OR DEAD BAND OF AT LEAST 5 DEGREES FAHRENHEIT WHERE HEATING/COOLING IS AT MINIMUM OR SHUTOFF, EXCEPT FOR SPECIAL OCCUPANCIES SUCH AS HOSPITALS, MUSEUMS, PROCESS APPLICATIONS WHERE STRICT TEMPERATURE/HUMIDITY CONTROL IS REQUIRED.
3. ALL ZONES WITH SEPARATE HEATING AND COOLING CONTROL SHALL HAVE SETPOINT OVERLAP RESTRICTION TO PREVENT SIMULTANEOUS HEATING AND COOLING.
4. ALL SYSTEMS SHALL HAVE OFF-HOUR CONTROLS INCLUDING:
   A. AUTOMATIC SHUTDOWN BY PROGRAM SCHEDULE, OCCUPANT SENSOR, MANUAL TIMER, OR SECURITY SYSTEM INTERLOCK.
   B. TEMPERATURE SETBACK CONTROL SHALL HAVE CAPABILITY TO AUTOMATICALLY CYCLE SYSTEMS DURING UNOCCUPIED MODE DOWN/UP TO THE FOLLOWING ADJUSTABLE SETBACK SETPOINTS.
   C. OPTIMUM START CONTROL FOR ALL SYSTEMS TO MINIMIZE DEMAND LOAD. STAGGER START ALL MOTORIZED EQUIPMENT.
   D. ALL OUTDOOR SUPPLY AND EXHAUST/RELIEF VENTS SHALL HAVE LOW LEAKAGE MOTORIZED DAMPERS WITH SHUTOFF CONTROLS EXCEPT FOR DRYER EXHAUST.

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Gardner High School Locker Room Renovation Project

City of Gardner

Gardner, Massachusetts

MARK	DATE	DESCRIPTION
	4/8/2026	ISSUED FOR BIDDING

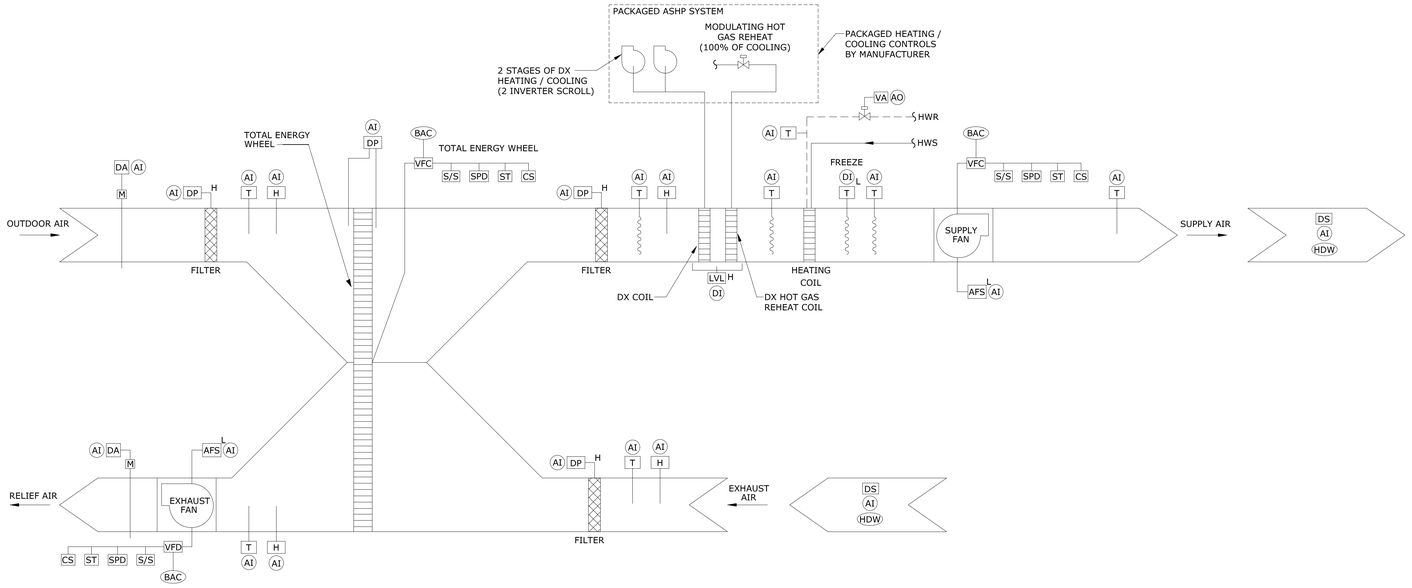
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DRAWN BY:	O.MACE
DESIGNED BY:	J.RAPOZA
CHECKED BY:	S.PRINGLE
APPROVED BY:	J.CURTIS

HVAC CONTROLS LEGEND AND DIAGRAM

SCALE: AS SHOWN

H-700

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DOAS CONTROL SCHEMATIC

NO SCALE

1.1 SEQUENCE OF OPERATION – DEDICATED OUTDOOR AIR SYSTEM (DOAS-1 and DOAS-2)

A. GENERAL:

1. ROOF TOP DEDICATED OUTDOOR AIR SYSTEM (DOAS) CONSISTS OF A UNIT WITH VARIABLE SPEED SUPPLY/EXHAUST FANS, TOTAL ENERGY WHEEL AIR TO AIR HEAT EXCHANGER, DX HEAT PUMP COOLING AND HEATING COIL, HOT GAS REHEAT COIL, HOT WATER HEATING COIL AND FILTRATION SERVING DUCT DISTRIBUTION OF VENTILATION AIR AND EXHAUST AIR. PRIMARY OUTDOOR AIR (OA) IS BROUGHT INTO EACH SPACE AS REQUIRED TO MEET MINIMUM VENTILATION REQUIREMENTS OR TO SATISFY LOCAL EXHAUST MAKE UP AIR. THE CONDITIONED PRIMARY AIR IS THEN DISTRIBUTED TO A MIXTURE OF DIFFUSERS SERVING ROOMS REQUIRING VENTILATION AND TO EXHAUST GRILLES AS REQUIRED FOR EACH SPACE.
2. CONTROLS SHOWN ON DIAGRAM AND INCLUDED IN SEQUENCE OF OPERATIONS SHALL BE FIELD MOUNTED BY ATC. RTU MANUFACTURER TO PROVIDE COMPLETE DX HEATING, COOLING, AND HOT GAS REHEAT CIRCUIT CONTROLS WITH BACNET INTERFACE.
3. SYSTEM SHALL BE CONTROLLED THROUGH THE BUILDING MANAGEMENT SYSTEM (BMS).

B. DESIGN INTENT:

1. SYSTEM INTENT: THE DOAS UNITS ARE INTENDED TO OPERATE DURING OCCUPIED PERIODS AS CONSTANT AIRFLOW (CONSTANT VOLUME) SUPPLY AND EXHAUST SYSTEMS. FAN SPEED CONTROL VIA VARIABLE FREQUENCY DRIVES AND DUCT STATIC PRESSURE SENSORS IS UTILIZED AS A CONTROL STRATEGY TO MAINTAIN DESIGN AIRFLOW AND COMPENSATE FOR FILTER LOADING AND SYSTEM EFFECTS. STATIC PRESSURE SETPOINTS SHALL BE SET DURING TEST AND BALANCE TO ACHIEVE THE REQUIRED AIRFLOWS.
2. TEMPERATURE SETTINGS SHALL MINIMIZE THE USE OF MECHANICAL COOLING AND HEATING WHILE PROVIDING DRY AIR WITH DRY BULB TEMPERATURES ANYWHERE BETWEEN 53°F AND 75°F (ADJ.). THE ENERGY WHEEL AND ECONOMIZER SHALL BE THE FIRST SOURCE OF HEATING AND COOLING. HEATING AND COOLING COILS SHALL NOT BE ENABLED UNTIL WHEEL OPERATION IS FULLY UTILIZED OR NOT AS DESIRED BASED ON OPERATING MODES.

C. SAFETIES

1. FREEZE PROTECTION: FREEZESTAT SHALL BE HARD SAFETY. DAT MONITORING SHALL BE SOFT SAFETY/ALARM OR PRE-ALARM. IF DAT AFTER DOWNSTREAM HEATING COIL IS BELOW SETPOINT BY 5°F FOR 15 CONSECUTIVE MINUTES OR BELOW 38°F (ADJ.), THE BMS SHALL GENERATE AN ALARM AND MAXIMIZE HEATING OUTPUT. UNIT SHUTDOWN SHALL OCCUR ONLY UPON ACTIVATION OF THE LOW LIMIT FREEZESTAT, WHICH SHALL SHUT DOWN THE SUPPLY FAN AND CLOSE THE OUTDOOR AIR DAMPER.
2. SMOKE DETECTION: SEE SMOKE DETECTION SEQUENCE IN SPECIFICATION 23 09 93.
3. HIGH LEVEL CONDENSATE CONDITION. ALARM BMS WORKSTATION, DO NOT SHUT OFF UNIT.

D. SETPOINTS

1. STATIC PRESSURE SETPOINTS ARE INITIAL VALUES. FINAL VALUES SHALL BE DETERMINED BY TAB CONTRACTOR TO ACHIEVE DESIGN AIRFLOW.
2. DOAS DISCHARGE AIR TEMPERATURE (DAT): SEE RESET SCHEDULE
3. ERW DISCHARGE AIR TEMPERATURE: SAME AS DOAS DAT SETPOINT
4. FREEZESTAT LOW LIMIT TEMPERATURE: 38 °F
5. FILTER DIFFERENTIAL PRESSURE HIGH LIMIT: 1.25" W.C.
6. SUPPLY FAN DOWNSTREAM STATIC PRESSURE: 1.25" W.C.
7. EXHAUST DOWNSTREAM STATIC PRESSURE: 1.0" W.C.
8. SUPPLY FAN DISCHARGE HIGH STATIC PRESSURE LIMIT: 4" W.C.
9. EXHAUST FAN DISCHARGE HIGH STATIC PRESSURE LIMIT: 3" W.C.
10. SUPPLY FAN SUCTION LOW STATIC PRESSURE LIMIT: -4" W.C.
11. EXHAUST FAN SUCTION LOW STATIC PRESSURE LIMIT: -2" W.C.
12. SUPPLY FAN MINIMUM SPEED: SET BY BALANCER WITH CLEAN FILTERS.
13. EXHAUST FAN MINIMUM SPEED: SET BY BALANCER WITH CLEAN FILTERS.
14. WHEEL MINIMUM SPEED: 25%

E. START/STOP

1. SYSTEM IS INTENDED FOR CONTINUOUS OPERATION DURING OCCUPIED PERIODS UNLESS INDEXED OFF DURING SCHEDULED UNOCCUPIED MODE.
2. DOAS SUPPLY FAN SHALL BE INTERLOCKED WITH THE ASSOCIATED EXHAUST FAN.
3. OCCUPIED: SUPPLY AIR FAN AND ASSOCIATED EXHAUST FAN SHALL START AND OPERATE CONTINUOUSLY BASED ON THE TIME OF DAY SCHEDULE.
4. UNOCCUPIED: DURING THE SCHEDULED UNOCCUPIED PERIOD, THE SYSTEM SHALL BE INDEXED TO START WHENEVER ANY SPACE ASSOCIATED WITH THE SYSTEM IS OCCUPIED, AS DETERMINED VIA SPACE OCCUPANCY SENSORS. THE SYSTEM SHALL STOP AND INDEX BACK TO UNOCCUPIED MODE WHEN OCCUPANCY IS NOT SENSED FOR A PERIOD OF 30 MINUTES.
5. DURING UNOCCUPIED MODE, SPACE HEATING AND COOLING (WHERE APPLICABLE) WILL BE PROVIDED BY LOCAL TERMINAL EQUIPMENT. THE DOAS UNIT SHALL NOT RUN.

F. SHUTOFF DAMPER CONTROL

1. WHEN THE SYSTEM FANS ARE OFF, THE OUTDOOR AIR AND ASSOCIATED EXHAUST DAMPERS SHALL BE CLOSED. WHEN THE SYSTEM FANS ARE INDEXED TO START, THE OUTDOOR AIR AND ASSOCIATED EXHAUST DAMPERS SHALL PROVE OPEN VIA AN END SWITCH PRIOR TO STARTING THE SYSTEM FANS.

G. MODE PRIORITIES

1. MODE PRIORITY SHALL BE AS FOLLOWS: DEHUMIDIFICATION MODE SHALL OVERRIDE COOLING MODE, WHICH SHALL OVERRIDE HEATING MODE.
2. ALL SAFETIES SHALL OVERRIDE NORMAL SEQUENCE OPERATION.

H. HEATING MODE

1. WHEN THE OAT IS BELOW 55°F, COOLING SHALL BE DISABLED AND HEATING MODE SHALL BE ENABLED AND THE HEAT SOURCES SHALL MODULATE TO MAINTAIN THE HEATING DAT SETPOINT.
   a. FIRST STAGE OF HEAT SHALL BE THE DX HEAT PUMP CIRCUIT.
   b. SECOND STAGE OF HEAT SHALL BE THE DOWNSTREAM HOT WATER HEATING COIL.
   c. THE HEATING DAT SETPOINT SHALL RESET BETWEEN 55°F AND 65°F AND RESET BASED ON ZONE MONITORING RESET CONTROL. THIS SEQUENCE SHALL MINIMIZE SIMULTANEOUS HEATING BY RESETTING DAT BASED ON ZONE DEMAND:
      1) THE BMS SHALL CONTINUOUSLY MONITOR THE DRY-BULB TEMPERATURE IN ALL ZONES SERVED BY THE DOAS UNIT. EXCLUDE ANY ZONES THAT ARE IN UNOCCUPIED MODE.
      2) WHEN LOCAL HEATING HAS BEEN ACTIVATED IN AT LEAST TWO ZONES, THE DOAS LEAVING AIR DAT SETPOINT SHALL BE RESET UPWARD IN INCREMENTS OF 1°F AT A FREQUENCY OF 10 MINUTES, UNTIL LOCAL HEATING HAS BEEN DEACTIVATED IN ALL BUT ONE ZONE AND THE SPACE TEMPERATURE IN ALL BUT ONE ZONE IS WARMER THAN ITS HEATING SET POINT +0°F OR UNTIL THE DAT SET POINT IS RESET TO ITS MAXIMUM SETTING OF 65°F.
      3) WHEN THE SPACE TEMPERATURE IN ALL BUT ONE ZONE IS WARMER THAN ITS HEATING SET POINT +1°F, THE DOAS DAT SET POINT SHALL BE RESET DOWNWARD IN INCREMENTS OF 1°F AT A FREQUENCY OF 10 MINUTES, UNTIL THE SPACE TEMPERATURES IN ALL BUT ONE ZONE ARE COLDER THAN THEIR HEATING SET POINT +0.5°F, OR UNTIL THE DAT SET POINT IS RESET TO ITS MINIMUM VENTILATION SUPPLY TEMPERATURE LIMIT (53°F-55°F).
2. DAT CONTROL
   a. WHEN HEATING MODE IS ENABLED, THE DX HEATING CIRCUIT SHALL BE ENABLED AND MODULATE AS REQUIRED TO MAINTAIN THE HEATING DAT SETPOINT.
   b. WHEN DX HEATING CIRCUIT REACHES MAXIMUM HEATING DEMAND, AND THE DAT FALLS BELOW THE HEATING DAT SETPOINT, AFTER A 5 MINUTE DELAY THE SUPPLEMENTAL DOWNSTREAM HOT WATER HEATING SHALL BE ENABLED AND MODULATE TO MAINTAIN THE HEATING DAT SETPOINT. WHEN DEFROST MODE IS ENABLED, DOAS CONTROLLER TO COMMUNICATE VIA BACNET AND BMS SHALL OVERRIDE THE 5 MINUTE DELAY AND ENABLE HOT WATER HEATING COIL TO BE THE PRIMARY HEATING SOURCE. UPON RETURN TO NORMAL HEAT PUMP MODE, HOT WATER HEATING COIL SHALL BE DISABLED AFTER A 5 MINUTE DELAY.
3. HOT WATER HEATING COIL:
   a. WHEN THE FAN IS RUNNING AND HOT WATER HEATING IS ENABLED, MODULATE THE HEATING COIL CONTROL VALVE TO MAINTAIN SUPPLY AIR THE HEATING DAT SET POINT. SEE SAFETIES SECTION ABOVE FOR FREEZE PROTECTION SEQUENCE.
   b. FREEZE PROTECTION:
      1) DURING DISABLED/SHUTDOWN MODE, WHEN FAN IS OFF, THE HOT WATER HEATING COIL CONTROL VALVE SHALL MODULATE AS REQUIRED TO PROVIDE FREEZE PROTECTION FOR THE COIL AND ASSOCIATED DUCTWORK. THE VALVE SHALL MODULATE TO MAINTAIN A MINIMUM HOT WATER RETURN TEMPERATURE OF 50°F. THE HEATING COIL LEAVING AIR TEMPERATURE SHALL BE LIMITED TO A MAXIMUM OF 90°F. A COIL FACE FREEZESTAT SHALL BE PROVIDED AND SHALL ALARM AT 35°F.
      2) FREEZE PROTECTION MODE SHALL BE CLEARED ONLY AFTER THE HEATING COIL LEAVING-AIR TEMPERATURE RISES ABOVE 45°F AND REMAINS ABOVE THIS VALUE FOR A MINIMUM OF 5 MINUTES, AND THE FREEZESTAT IS PROVEN NORMAL. UPON CLEARING FREEZE PROTECTION, THE UNIT SHALL RETURN TO NORMAL HEAT CONTROL, AND THE OUTDOOR AIR DAMPER SHALL RESUME NORMAL VENTILATION CONTROL.

I. COOLING MODE

1. WHEN THE OAT IS ABOVE 55°F AND DEHUMIDIFICATION MODE IS NOT ACTIVE, DOAS HEATING SHALL BE DISABLED AND COOLING MODE SHALL BE ENABLED. THE DX COOLING COIL SHALL REMAIN AVAILABLE AND SHALL MODULATE ONLY AS REQUIRED (IF NEEDED) TO PREVENT DOAS DISCHARGE AIR TEMPERATURE (DAT) FROM RISING ABOVE THE COOLING DAT SETPOINT AND TO PROVIDE DEHUMIDIFICATION AS REQUIRED.
   a. THE COOLING DAT SETPOINT SHALL RESET BETWEEN THE FOLLOWING POINTS:
      1) OAT = BETWEEN 55°F AND 70°F, 65°F (HEATING DISABLED)
      2) OAT = 70°F => DAT = 65°F
      3) OAT = 80°F => DAT = 55°F
2. DAT CONTROL
   a. WHEN OA DEWPOINT IS LESS THAN OR EQUAL TO THE DISCHARGE DEWPOINT SETPOINT AND SPACE/EXHAUST HUMIDITY IS SATISFIED, THE COOLING COIL SHALL NOT BE ENABLED SOLELY TO ACHIEVE THE COOLING DAT SETPOINT; DAT MAY FLOAT UP TO THE COOLING DAT RESET LIMIT.

J. DEHUMIDIFICATION MODE

1. WHEN THE COOLING MODE IS ENABLED (OAT IS ABOVE 55°F), AND ANY OF THE FOLLOWING SETPOINTS ARE EXCEEDED, DEHUMIDIFICATION MODE WILL BE ENABLED. DEHUMIDIFICATION MODE SHALL OVERRIDE ALL COOLING MODE DAT CONTROL. DURING DEHUMIDIFICATION MODE, THE COOLING COIL SHALL CONTROL TO THE LCCT SETPOINT (NOT THE COOLING DAT SETPOINT):
   1) OA DEWPOINT SETPOINT: 55°F (DEWPOINT)
   2) SPACE OR EXHAUST AIR DEWPOINT SETPOINT: 60°F (DEWPOINT)
   3) SPACE OR EXHAUST AIR RH SETPOINT: 60% (RH)
2. DEHUMIDIFICATION COOLING COIL RESET
   a. THE LEAVING COOLING COIL TEMPERATURE (LCCT) SETPOINT SHALL BE RESET BETWEEN 51-55°F WHEN DEHUMIDIFICATION MODE IS ACTIVATED.
   b. LEAVING COOLING COIL TEMPERATURE (LCCT) RESET: THIS ENABLES THE UNIT TO RESET THE LEAVING COIL TEMP BETWEEN A MIN AND MAX TEMPERATURE DURING DEHUMIDIFICATION BASED ON MEASURED EXHAUST AIR CONDITIONS. THIS ALLOWS THE UNIT TO PERFORM MORE DEHUMIDIFICATION OR LESS DEHUMIDIFICATION BASED ON THE LOAD TO ALLOW TIGHTER CONTROL OF SETPOINTS, AND BETTER EFFICIENCY.
   c. THE COOLING COIL LEAVING TEMPERATURE SHALL REMAIN AT 53°F AS REQUIRED FOR DEHUMIDIFICATION WHEN THE OUTDOOR AIR TEMPERATURE IS ABOVE 53°F.
3. DEHUMIDIFICATION REHEAT
   a. WHEN DOAS DEHUMIDIFICATION MODE IS ENABLED AND 2 OR MORE ZONES DROP 2°F OR MORE BELOW THE SPACE COOLING SETPOINT DEADBAND, ENABLE DEHUMIDIFICATION REHEAT.
      1) THE DAT SETPOINT SHALL BE RESET UPWARDS (FROM THE LCCT SETPOINT) UNTIL ONLY 1 ZONE IS BELOW THE SPACE COOLING SETPOINT DEADBAND.
   b. THE HOT GAS REHEAT COIL SHALL MODULATE TO MAINTAIN THE TARGET DAT SETPOINT BASED ON THE COOLING MODE RESET SCHEDULES.
4. ENERGY RECOVERY WHEEL CONTROL DURING DEHUMIDIFICATION SHALL FOLLOW SECTION K (FULL RECOVERY–COOLING WHEN APPLICABLE).

K. ENERGY RECOVERY WHEEL (ERW) CONTROL

1. GENERAL: DEHUMIDIFICATION MODE SHALL MAINTAIN LATENT CONTROL PRIORITY OVER DRY BULB TEMPERATURE CONTROL. ONLY ONE ERW OPERATING MODE SHALL BE ACTIVE AT A TIME. FROST PREVENTION/DEFROST SHALL OVERRIDE ALL OTHER MODES. PURGE MODE MAY OPERATE WHEN THE WHEEL IS OTHERWISE COMMANDED OFF. OPERATING MODES SHALL BE EVALUATED IN THE FOLLOWING ORDER OF PRIORITY:
   a. FROST PREVENTION/DEFROST
   b. FULL RECOVERY-HEATING
   c. PARTIAL RECOVERY-HEATING
   d. FULL RECOVERY-COOLING
   e. NO RECOVERY-ECONOMIZER COOLING
2. ERW FROST PREVENTION: PROVIDE MODULATING WHEEL DEFROST CONTROLS BY RTU MANUFACTURER.
3. ERW FULL RECOVERY-HEATING: FULL HEATING RECOVERY MODE SHALL BE ENABLED WHEN THE DOAS IS IN HEATING MODE AND THE OAT IS BELOW THE HEATING DAT SETPOINT. THE WHEEL SHALL BE ENABLED AT FULL CAPACITY AND HEATING COILS SHALL SUPPLEMENT TO ACHIEVE DAT AS NECESSARY. HEAT COIL SHALL NOT BE ENABLED UNTIL THE ERW IS OPERATING AT FULL CAPACITY.
4. ERW PARTIAL HEATING RECOVERY: PARTIAL HEATING RECOVERY MODE SHALL BE ENABLED WHEN THE DOAS IS IN HEATING MODE AND THE OAT IS BELOW THE BUILDING EXHAUST AIR TEMPERATURE AND THE ERW LEAVING SUPPLY AIR TEMPERATURE EXCEEDS THE HEATING DAT SETPOINT.
   a. ERW WHEEL SPEED SHALL MODULATE TO MAINTAIN ERW LEAVING AIR TEMPERATURE EQUAL TO THE HEATING DAT SETPOINT.
   b. HOT WATER HEATING COIL AND DX COIL SHALL REMAIN DISABLED UNLESS ERW REACHES MAXIMUM SPEED AND CANNOT MAINTAIN HEATING DAT SETPOINT.
5. ERW NO RECOVERY - ECONOMIZER COOLING MODE: ECONOMIZER COOLING MODE SHALL BE INITIATED WHEN THE OA IS LESS THAN EA DRY BULB, OA ENTHALPY IS LOWER THAN THE EA ENTHALPY, AND SYSTEM IS IN COOLING MODE, AND OA DEWPOINT IS LESS THAN OR EQUAL TO THE DISCHARGE DEWPOINT SETPOINT.
   a. THE WHEEL SHALL BE OFF.
   b. COOLING COIL SHALL NOT BE ENABLED TO SOLELY ACHIEVE COOLING DAT SETPOINT WHEN HUMIDITY IS SATISFIED.
   c. DAT SHALL BE ALLOWED TO FLOAT UP TO THE COOLING DAT RESET LIMIT.
   d. HOT WATER HEATING COIL SHALL REMAIN DISABLED.
6. ERW FULL RECOVERY-COOLING: FULL RECOVERY COOLING SHALL BE INITIATED DURING DOAS COOLING OR DEHUMIDIFICATION MODE AND WHEN OA ENTHALPY IS GREATER THAN EXHAUST AIR ENTHALPY, OR WHEN THE OUTDOOR AIR TEMPERATURE IS 3-5°F ABOVE THE EXHAUST AIR TEMPERATURE. THE WHEEL SHALL BE ENABLED AND SHALL RUN AT MAXIMUM SPEED.
   a. ERW SHALL OPERATE AT MAXIMUM SPEED.
   b. COOLING COIL SHALL MODULATE AS REQUIRED TO MAINTAIN COOLING DAT OR LCCT SETPOINT.
   c. COOLING COIL SHALL NOT BE ENABLED UNTIL ERW IS AT MAXIMUM SPEED.
   d. HOT WATER HEATING COIL SHALL REMAIN DISABLED.
7. PURGE MODE: FOR EVERY HOUR THE WHEEL IS OFF, THE WHEEL SHALL START AND OPERATE FOR ONE MINUTE TO PURGE THE WHEEL. PURGE MODE SHALL OPERATE ONLY WHEN OA>33°F.
8. FAILURE MODE: UPON WHEEL ROTATION FAILURE, AS SENSED BY THE ROTATION DETECTION SENSOR, ALARM BMS WORKSTATION.

L. FAN CONTROL

1. SUPPLY FAN CONTROL
   a. THE SUPPLY AIR FAN SHALL BE EQUIPPED WITH VFD AND SHALL MODULATE TO MAINTAIN A DOWNSTREAM DUCT STATIC PRESSURE SETPOINT AS SENSED BY A REMOTE DUCT STATIC PRESSURE SENSOR. AIR FLOW STATIONS ARE PROVIDED FOR MONITORING.
   b. THE STATIC PRESSURE SETPOINT SHALL BE UTILIZED TO CONTROL TO CONSTANT SUPPLY CFM TO ACCOUNT FOR FILTER LOADING.
2. EXHAUST FAN CONTROL:
   a. EXHAUST FAN VFD SHALL MODULATE VIA VFD AS REQUIRED TO MAINTAIN A REMOTE UPSTREAM DUCT STATIC PRESSURE SETPOINT AS SENSED BY A STATIC PRESSURE SENSOR. AIR FLOW STATIONS ARE PROVIDED FOR MONITORING.
   b. THE STATIC PRESSURE SETPOINT SHALL BE UTILIZED TO CONTROL TO CONSTANT EXHAUST CFM TO ACCOUNT FOR FILTER LOADING.

1.2 ALARMS

A. CAUTIONARY ALARM WHEN UNOCCUPIED MODE IS OVERRIDDEN
B. UNIT STOPPED CONDITION
C. SUPPLY FAN STOPPED CONDITION
D. SUPPLY FAN FAULT/FAILURE CONDITION
E. EXHAUST FAN STOPPED CONDITION
F. EXHAUST FAN FAULT/FAILURE CONDITION
G. SUPPLY SMOKE CONDITION
H. FREEZE CONDITION
I. EXHAUST HUMIDIFICATION HIGH/LOW CONDITIONS
J. LOW/HIGH UNIT DISCHARGE AIR TEMPERATURES
K. LOW/HIGH FILTER BANK PRESSURES
L. EXHAUST/OUTDOOR AIR DAMPERS FAILURE CONDITION
M. WHEEL MOTOR FAILURE
N. WHEEL FROST CONDITION/HIGH WHEEL PRESSURE DROP
O. CONDENSATE DRAIN PAN OVERFLOW

1.3 GRAPHICS

A. ALARM CONDITIONS
B. OCCUPIED/UNOCCUPIED MODE
C. SUPPLY FAN STATUS
D. SUPPLY FAN SPEED
E. SUPPLY FAN CFM
F. SUPPLY SYSTEM STATIC PRESSURE
G. DISCHARGE AIR TEMPERATURE
H. DISCHARGE AIR TEMPERATURE BASE SET POINT
I. DISCHARGE AIR TEMPERATURE RESET SET POINT
J. HW COIL VALVE COMMAND PERCENTAGE
K. HW COIL VALVE POSITION PERCENTAGE
L. HW COIL DISCHARGE AIR TEMPERATURE
M. DX COMPRESSOR COMMAND (PER COMPRESSOR)
N. DX COIL DISCHARGE AIR TEMPERATURE
O. CONDENSING UNIT FAN SPEED (PER FAN)
P. EXHAUST FAN STATUS
Q. EXHAUST FAN CFM
R. EXHAUST FAN SPEED
S. EXHAUST HUMIDITY
T. EXAUST TEMPERATURE
U. EXHAUST ENTHALPY
V. OUTSIDE AIR TEMPERATURE (GLOBAL)
W. OUTSIDE AIR HUMIDITY (GLOBAL)
X. OUTSIDE AIR ENTHALPY (GLOBAL)
Y. FILTER DIFFERENTIAL PRESSURE
Z. ENERGY WHEEL SPEED COMMAND PERCENTAGE
AA. ENERGY WHEEL STATUS
BB. ENERGY WHEEL HX DISCHARGE AIR TEMPERATURE
CC. DOAS OPERATION MODE: COOLING, HEATING, DEHUMIDIFICATION, OR ECONOMIZER

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Gardner High School Locker Room Renovation Project

City of Gardner

Gardner, Massachusetts

MARK	DATE	DESCRIPTION
	4/8/2026	ISSUED FOR BIDDING

PROJECT NO:	G50384-103
DATE:	4/8/2026
FILE:	G50384-103-H-701
DRAWN BY:	O.MACE
DESIGNED BY:	J.RAPOZA
CHECKED BY:	S.PRINGLE
APPROVED BY:	J.CURTIS

HVAC CONTROL DIAGRAMS

SCALE: AS SHOWN

H-701

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By:O.MACE

GENERAL SYMBOLS

BOLD LINES AND TEXT INDICATE PROPOSED WORK

LIGHT LINES AND ITALIZED TEXT INDICATE APPROXIMATE EXISTING CONDITIONS

EQUIPMENT, STRUCTURES, PIPING AND/OR CONDUIT TO BE DEMOLISHED.

RACEWAYS AND WIRING

L4A1-1,3 — HOMERUN TO EQUIPMENT. "L4A1" INDICATES EQUIPMENT ID, "1,3" INDICATES PANELBOARD CIRCUIT NUMBERS, (20A, 1P, UNLESS INDICATED OTHERWISE) SEE DRAWINGS FOR QUANTITY AND SIZE OF WIRE AND CONDUIT. MINIMUM 2#12,#12G, IN 3/4" C IF NOT INDICATED OR SCHEDULED OTHERWISE. DASHED LINES INDICATE IN OR UNDER SLAB.

L4A1-1,3
2#10,#10G,3/4"C

CONDUIT, CONCEALED IN CONSTRUCTION IN FINISHED AREAS, EXPOSED IN UNFINISHED AREAS

E — UNDERGROUND CONDUIT (SHADING INDICATES CONCRETE ENCASED)

OE — OVERHEAD ELECTRICAL WIRE

CONDUIT IN OR UNDER SLAB

CONDUIT TURNING UP

CONDUIT TURNING DOWN

NOTES:

1. GREEN GROUND CONDUCTOR NOT INDICATED BUT SHALL BE INCLUDED IN EACH RACEWAY. SIZE SHALL BE #12AWG UNLESS INDICATED OTHERWISE.
2. HOMERUNS TO PANELBOARDS SHALL HAVE A MAXIMUM OF THREE (3) PHASE CONDUCTORS (ONE PER PHASE), (3) NEUTRALS AND (3) GROUND CONDUCTORS IN EACH CONDUIT. DERATE CONDUCTORS AS REQUIRED PER CODE.

16 — FEEDER TAG - REFER TO LEGEND OR TABLE OF FEEDER SIZES

BRANCH CIRCUIT WIRING NOTES

1. WIRING IS SHOWN ON DRAWINGS ONLY FOR SPECIFIC ROUTES OR SPECIAL CONDITIONS.
2. WIRING AND CONDUIT SHALL BE REQUIRED BETWEEN ALL OUTLETS INDICATED WITH CIRCUIT NUMBERS AND PANEL DESIGNATIONS.
3. ALL SWITCH CONTROLS SHALL BE FURNISHED WITH WIRING AND CONDUIT AS REQUIRED.
4. ALTHOUGH ALL BRANCH CIRCUIT WIRING AND CONDUIT IS NOT SHOWN, IT IS THE INTENT OF THESE DOCUMENTS THAT A COMPLETE BRANCH CIRCUIT WIRING SYSTEM BE INSTALLED.
5. A GREEN GROUNDING CONDUCTOR SHALL BE RUN WITH ALL CIRCUITS. VERIFY CONDUIT SIZE TO ENSURE IT CAN ACCOMMODATE ALL PHASE, NEUTRAL AND GROUND CONDUCTORS.
6. ALL BRANCH CIRCUITS SHALL HAVE INDIVIDUAL NEUTRALS AND GROUNDS. BRANCH CIRCUITS SHALL NOT SHARE NEUTRALS OR GROUNDS.

LIGHTING FIXTURES

NUMBERS/LETTERS SHOWN BESIDE LIGHT FIXTURES SHALL INDICATE THE FOLLOWING:
"F1" (CAPITAL LETTER(S) OR COMBINATION OF CAPITAL LETTER(S) AND NUMBERS) INDICATES FIXTURE TYPE.
"2" (NUMBER OR PANELBOARD NAME AND NUMBER) INDICATES CIRCUIT NUMBER.
"a" (LOWERCASE LETTER) INDICATES SWITCH CONTROL OF FIXTURE.
"E" INDICATES FIXTURE IS WIRED TO EMERGENCY SYSTEM.
"NL" INDICATES FIXTURE IS WIRED AS A NIGHT LIGHT (ALWAYS ON).
"PC" INDICATES FIXTURE IS FURNISHED WITH PHOTOCELL CONTROL.
"MS" INDICATES FIXTURE IS FURNISHED WITH MOTION SENSOR.
"X#" INDICATES HAZARDOUS LOCATION, NUMBER INDICATES SPECIFIC TYPE.

F1 2 / MS a — LIGHTING FIXTURE, SURFACE, RECESSED OR PENDANT MOUNTED.

LIGHTING FIXTURE SURFACE, RECESSED OR PENDANT MOUNTED. WITH EMERGENCY BATTERY BACKUP.

FLUORESCENT BARE LAMP STRIP OR INDUSTRIAL STRIP

HID OR COMPACT FLUORESCENT PENDANT OR SURFACE MOUNTED LIGHTING FIXTURE

WALL MOUNTED LIGHTING FIXTURE

WALL MOUNTED LIGHTING FIXTURE - WIRED TO THE EMERGENCY LIFE SAFETY SYSTEM

CEILING MOUNTED ILLUMINATED EXIT SIGN, ARROWS AS INDICATED ON DRAWINGS

WALL MOUNTED ILLUMINATED EXIT SIGN, ARROWS AS INDICATED ON DRAWINGS

EMERGENCY BATTERY UNIT

CEILING MOUNTED EMERGENCY BATTERY UNIT

REMOTE EMERGENCY LIGHT HEAD

ARROW INDICATES TYPICAL LIGHTING FIXTURES IN CONTINUOUS ROW. FURNISH AND INSTALL ALL CORNERS, ENDCAPS, EXTENSIONS AND FITTINGS AS REQUIRED FOR A COMPLETE INSTALLATION

RECEPTACLES

MOUNTED AT 18" AFF UNLESS OTHERWISE NOTED.
NUMBERS/LETTERS SHOWN BESIDE RECEPTACLES SHALL INDICATED THE FOLLOWING:
"GFI" INDICATES INTEGRAL GROUND FAULT INTERRUPTER.
"2" (NUMBER OR PANELBOARD NAME AND NUMBER) INDICATES POWER

2 GFI — SIMPLEX RECEPTACLE

DUPLEX RECEPTACLE

GFI DUPLEX RECEPTACLE

DUPLEX RECEPTACLE MOUNTED 6" ABOVE COUNTER TOP.

DOUBLE DUPLEX RECEPTACLE

DOUBLE DUPLEX RECEPTACLE MOUNTED 6" ABOVE COUNTER TOP.

TOGGLE SWITCHES

MOUNTED AT 48" AFF UNLESS OTHERWISE NOTED.

S_a — SINGLE POLE TOGGLE SWITCH. "a" INDICATES FIXTURE CONTROL

S_3 — THREE WAY TOGGLE SWITCH

S_4 — FOUR WAY TOGGLE SWITCH

OCCUPANCY SENSOR LIGHTING CONTROL, "C" INDICATES CEILING MOUNTED. SEE ELECTRICAL DETAIL DRAWINGS FOR ADDITIONAL WIRING INFORMATION.

S_M — MOTOR RATED TOGGLE SWITCH (LOCKABLE)

POWER DISTRIBUTION EQUIPMENT

PANELBOARD, SURFACE MOUNTED

M 2 — MOTOR, "2" INDICATES HORSEPOWER

MAGNETIC MOTOR STARTER

6P — NON-FUSED DISCONNECT SWITCH, SIZE AS REQUIRED. "6P" INDICATES 6 POLE.

30A — FUSED DISCONNECT SWITCH. THE DISCONNECT SWITCH RATING SHALL MEET OR EXCEED THE CIRCUIT AMPACITY. "30A" INDICATES FUSE SIZE. FUSE SHALL BE SIZED FOR THE FULL RATING OF THE DISCONNECT SWITCH UNLESS SHOWN OTHERWISE.

COMBINATION MAGNETIC STARTER AND FUSED DISCONNECT SWITCH. SIZE OF STARTER, SWITCH, AND FUSE AS REQUIRED.

COMMUNICATIONS

TELEPHONE OUTLET, FLUSH

DATA/COMPUTER OUTLET

COMBINATION TELEPHONE/DATA OUTLET

D — TEL/DATA JUNCTION BOX

WIRELESS ACCESS POINT, MOUNTED ON CEILING

TC — TELEPHONE CABINET

MISCELLANEOUS

J — JUNCTION BOX, SIZED PER NEC

J — JUNCTION BOX WITH SINGLE POINT ELECTRICAL CONNECTION TO EQUIPMENT.

PB — PULLBOX

SP — LIGHTING CONTROL SWITCHPACK

CIRCUIT BREAKER TRIP UNIT DESIGNATIONS

ARMS	ARC FLASH REDUCTION TECHNOLOGY
G	ADJUSTABLE GROUND FAULT PICKUP AND DELAY
GFA	ADJUSTABLE GROUND FAULT ALARM
I	ADJUSTABLE INSTANTANEOUS PICKUP
L	ADJUSTABLE LONG TIME PICKUP AND DELAY
S	ADJUSTABLE SHORT TIME PICKUP AND DELAY

AREA CLASSIFICATIONS

DAMP LOCATION — INDICATES THAT ALL ELECTRICAL MATERIALS AND EQUIPMENT INSTALLED IN THE ROOM OR DEMARCATED AREA SHALL BE NEMA 12 CONSTRUCTION SUITABLE FOR USE IN A DAMP LOCATION (UNLESS NOTED OTHERWISE).

WET LOCATION — INDICATES THAT ALL ELECTRICAL MATERIALS AND EQUIPMENT INSTALLED IN THE ROOM OR DEMARCATED AREA SHALL BE OF WATERTIGHT OR NEMA 4 CONSTRUCTION SUITABLE FOR USE IN A WET LOCATION

DRY LOCATION — INDICATES THAT ALL ELECTRICAL MATERIALS AND EQUIPMENT INSTALLED IN THE ROOM OR DEMARCATED AREA MAY BE NEMA 1 CONSTRUCTION SUITABLE FOR USE IN A DRY LOCATION (UNLESS NOTED OTHERWISE).

FIRE ALARM

F — MANUAL PULL STATION MOUNTED 48" AFF. "XP" INDICATES EXPLOSION PROOF, 'WP' INDICATES WEATHERPROOF

F CD — ADA COMPLIANT AUDIO/VISUAL APPLIANCE MOUNTED 80" AFF. 'CD' INDICATES CANDELA RATING, "XP" INDICATES EXPLOSION PROOF, "WP" INDICATES WEATHERPROOF

F CD — ADA COMPLIANT VISUAL APPLIANCE. 'CD' INDICATES CANDELA RATING, "XP" INDICATES EXPLOSION PROOF, "WP" INDICATES WEATHERPROOF

PHOTOELECTRIC SMOKE DETECTOR

HEAT DETECTOR

CARBON MONOXIDE (CO) DETECTOR. PROVIDE WIRING AS SHOWN ON THE FIRE ALARM PLANS AND AS SPECIFIED IN SECTION 16721. PROVIDE 2#14 IN 3/4"C TO THE BOILER ROOM EPO SWITCH AS REQUIRED TO WIRE IN SERIES TO THE SHUNT TRIP CIRCUIT BREAKERS.

REMOTE ALARM INDICATOR

DS — DUCT MOUNTED SMOKE DETECTOR

2 — REMOTE ALARM INDICATOR AND TEST SWITCH FOR DUCT SMOKE DETECTOR WITH NAMEPLATE LABELED ACCORDINGLY. "2" INDICATES NUMBER OF INDICATORS GANGED TOGETHER. LOCATED TEST STATION 48" AFF ON WALL. FIELD COORDINATE LOCATION WITH CM PRIOR TO ROUGH IN.

FACP — FIRE ALARM CONTROL PANEL (REQUIRES 120VAC)

FAA — FIRE ALARM REMOTE ANNUNCIATOR

FAMB — RADIO MASTER BOX

GMAP — FIRE ALARM SYSTEM GRAPHIC MAP

J FSD — POWER CONNECTION FOR FIRE/SMOKE DAMPER (REQUIRES 120VAC) CIRCUIT ROUTED THROUGH FIRE ALARM CONTROL MODULE TO INTERRUPT POWER UPON ACTIVATION OF FIRE ALARM SYSTEM

NAC — FIRE ALARM BOOSTER NAC PANEL (REQUIRES 120VAC)

FAANT — RADIO MASTER BOX ANTENNA

CONTROL MODULE

M — MONITOR MODULE

2 — ZONE ALARM MODULE

K — FIRE ALARM LOCKED KEY BOX

FIRE BEACON

EOL — END OF LINE RESISTOR

SS — SURGE SUPPRESSOR

BOILER/MECHANICAL ROOM EPO SWITCH. PROVIDE 2#14, #14G, 3/4" C BACK TO THE PANELBOARD FEEDING THE FOSSIL FUEL BURNING EQUIPMENT WITHIN THE ASSOCIATED BOILER/MECHANICAL ROOM. WIRE EPO SWITCHES IN SERIES, ALONG WITH ANY CO DETECTORS IN THE ROOM TO PROVIDE A SINGLE 'SHUNT TRIP' SIGNAL TO THE ASSOCIATED BREAKERS WITHIN THE PANELBOARDS. SEE THE FLOOR PLANS AND PANELBOARD SCHEDULES FOR FURTHER DETAILS

ALARM BELL (120V REQUIRED) CIRCUIT ROUTED THROUGH FIRE ALARM CONTROL MODULE TO POWER DEVICE UPON ACTIVATION OF FIRE ALARM SYSTEM

ABBREVIATIONS

#	WIRE SIZE OR IDENTIFICATION NUMBER
A	AMPERES
AF	AMPERE FRAME (CIRCUIT BREAKER RATING)
AFF	ABOVE FINISHED FLOOR
AFG	ABOVE FINISHED GRADE
AIC	AMPERE INTERRUPTING CAPACITY
AL	ALUMINUM
ARCH	ARCHITECT
AS	AMPERE SENSOR (CIRCUIT BREAKER RATING)
AT	AMPERE TRIP (CIRCUIT BREAKER RATING)
ATS	AUTOMATIC TRANSFER SWITCH
AWG	AMERICAN WIRE GAUGE
BLDG	BUILDING
C	CONDUIT
CB	CIRCUIT BREAKER
CT	CURRENT TRANSFORMER
CAT	CATALOG
CIR, CKT	CIRCUIT
CP	CONTROL PANEL
CPT	CONTROL POWER TRANSFORMER 480 VOLTS - 120/240 VOLTS, UNLESS OTHERWISE INDICATED
COL	COLUMN
Δ	DELTA
CU	COPPER
DISC SW, DS	DISCONNECT SWITCH
DWG	DRAWING
E	WIRED ON EMERGENCY CIRCUIT
EC	ELECTRICAL CONTRACTOR
EM	EMERGENCY
EXP	EXPLOSION PROOF
F	FLUSH
FU	FUSE
FT	FEET
FVNR	FULL VOLTAGE NON-REVERSING
FVR	FULL VOLTAGE REVERSING
G	GROUND
GC	GENERAL CONTRACTOR
GFI, GFCI	GROUND FAULT CIRCUIT INTERRUPTER
ID	IDENTIFICATION
KCMIL, MCM	ONE THOUSAND CIRCULAR MILS
KVA	KILOVOLT-AMPERES
KVAR	KILOVOLT-AMPERES REACTIVE
KW	KILOWATTS
LSIG	LONG/SHORT TIME, INSTANTANEOUS AND GROUND FAULT SETTINGS (FOR CIRCUIT BREAKER)
MC	MECHANICAL CONTRACTOR
MCB	MAIN CIRCUIT BREAKER
MCC	MOTOR CONTROL CENTER
MISC	MISCELLANEOUS
MFR	MANUFACTURER
MLO	MAIN LUGS ONLY
NC, NC	NORMALLY CLOSED
NEC	NATIONAL ELECTRICAL CODE
NIC	NOT IN CONTRACT
NL	NIGHT LIGHT
NO	NORMALLY OPEN
NTS	NOT TO SCALE
OL	OVERLOAD
P	POLE
PH, Ø	PHASE
PLC	PROGRAMMABLE LOGIC CONTROLLER
PVC	POLYVINYL CHLORIDE
PT	POTENTIAL TRANSFORMER
R	RECESSED
RGS	RIGID GALVANIZED STEEL CONDUIT
RVNR	REDUCED-VOLTAGE NON-REVERSING
S	SURFACE
SCCR, SCR	SHORT CIRCUIT CURRENT INTERRUPTING RATING
SCH 40	SCHEDULE 40 PVC CONDUIT
SP	SPARE
SPD	SURGE PROTECTION DEVICE
SS	STAINLESS STEEL
SW	SWITCH
TEL	TELEPHONE
TSP CABLE	TWISTED SHIELDED PAIR
TYP	TYPICAL
UG	UNDERGROUND
UPS	UNINTERRUPTIBLE POWER SUPPLY
V	VOLT
VFD	VARIABLE FREQUENCY DRIVE (ALSO REFERRED TO AS ADJUSTABLE FREQUENCY DRIVE)
Y	WYE
W	WATT, WIRE
WP	WEATHERPROOF
XFMR	TRANSFORMER

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Gardner High School Locker Room Renovation Project

City of Gardner

Gardner, Massachusetts

MARK	DATE	DESCRIPTION
	4/8/2026	ISSUED FOR BIDDING

PROJECT NO:	G50384-103
DATE:	4/8/2026
FILE:	G50384-103-E-001
DRAWN BY:	J.DEMEDEIROS
DESIGNED BY:	J.DEMEDEIROS
CHECKED BY:	M.ROSSINI
APPROVED BY:	J.CURTIS

ELECTRICAL LEGEND AND ABBREVIATIONS

SCALE: NO SCALE

E-001

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Plotted On: 4/7/2026 4:04:06 PM
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GENERAL DEMOLITION NOTES:

1. DISCONNECT AND REMOVE EXISTING ELECTRICAL PANELBOARDS, JUNCTION BOXES, BRANCH CIRCUITS, FEEDERS, RACEWAYS, DEVICES, ETC., AS REQUIRED TO ACCOMPLISH THE NEW WORK AS SHOWN OR REASONABLY IMPLIED. REFER TO THE ARCHITECTURAL, PLUMBING, MECHANICAL, AND ELECTRICAL WORK SHOWN ON THE OTHER DRAWINGS OF THIS SET TO DETERMINE THE EXTENT OF THE DEMOLITION WORK REQUIRED.
2. EXISTING BRANCH CIRCUITS NO LONGER SERVING ANY EQUIPMENT OR DEVICES SHALL BE PULLED BACK TO AND DISCONNECTED FROM THE PANEL OF ORIGIN. RE-LABEL EXISTING CIRCUIT BREAKERS AS SPARE AND PROVIDE A NEW LABEL/NAMEPLATE OR TYPE-WRITTEN PANEL DIRECTORY.
3. BRANCH CIRCUITS SERVING EXISTING DEVICES TO REMAIN AND EXISTING DEVICES TO BE REMOVED SHALL BE MAINTAINED AND RECONNECTED AS REQUIRED AFTER REMOVAL OF THE EXISTING DEVICES, AS NECESSARY TO ACCOMMODATE THE ALTERATIONS.
4. COORDINATE WITH THE OWNER'S RESPECTIVE DEPARTMENTS FOR THE DISCONNECTION AND REMOVAL OF TELECOMMUNICATIONS, PAGING, FIRE ALARM, AND SECURITY SYSTEM DEVICES, EQUIPMENT, AND CABLING.
5. COORDINATE WITH THE ARCHITECTURAL DRAWINGS AND THE GC FOR EXISTING PARTITIONS TO BE REMOVED. DISCONNECT EXISTING BRANCH CIRCUITS SERVING DEVICES IN PARTITIONS TO BE REMOVED. MAINTAIN CONTINUITY OF EXISTING CIRCUITS SERVING EXISTING DEVICES IN OTHER AREAS TO REMAIN. PROVIDE ADDITIONAL CONDUIT AND WIRING AS REQUIRED.
6. COORDINATE WITH THE ENGINEER, GENERAL, MECHANICAL, AND PLUMBING CONTRACTORS FOR EXISTING EQUIPMENT TO BE DISCONNECTED AND REMOVED. DISCONNECT AND REMOVE THE ELECTRIC CONDUIT AND WIRING BACK TO THE POINT OF ORIGIN FOR EACH PIECE OF EQUIPMENT TO BE REMOVED.
7. DISCONNECT AND REMOVE EXISTING FIRE ALARM DEVICES TO ACCOMMODATE ALTERATIONS. MAINTAIN CONTINUITY OF ALL FIRE ALARM INITIATION AND INDICATING CIRCUITS SERVING OTHER AREAS. PROVIDE ADDITIONAL CONDUIT AND WIRING AS REQUIRED.
8. REMOVE ALL WIRING/CABLING NO LONGER IN USE FROM EXISTING RACEWAYS/CONDUITS. RACEWAYS/CONDUITS NO LONGER IN USE THAT ARE EMBEDDED IN FLOOR SLABS SHALL BE CUT BACK AS REQUIRED AND CAPPED. SURFACE-MOUNTED RACEWAYS/CONDUITS NO LONGER IN USE SHALL BE REMOVED.
9. PROVIDE BLANK STAINLESS STEEL COVER PLATES FOR ALL JUNCTION/DEVICE BOXES NO LONGER IN USE THAT ARE EMBEDDED IN FLOOR SLABS OR MASONRY WALLS. ALL COVER PLATES SHALL BE PAINTED TO MATCH EXISTING CONDITIONS.
10. REFER TO SPECIFICATIONS FOR ADDITIONAL DEMOLITION CRITERIA.
11. THE EXISTENCE OF UTILITIES AND APPURTENANCES AS SHOWN ON THESE DRAWINGS ARE FOR REFERENCE ONLY. THOROUGHLY INVESTIGATE THE EXACT SIZE, TYPE, LOCATION AND ELEVATION PRIOR TO THE START OF DEMOLITION. FIELD MEASURE TO VERIFY EXISTING AND CONTRACT INTERFACE DIMENSIONS, LOCATIONS, AND OTHER CONDITIONS. THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGE WHICH MIGHT BE OCCASIONED BY FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UTILITIES.
12. ASSUME MATERIALS TO BE DEMOLISHED ARE POSITIVE FOR HAZARDOUS MATERIALS AND DISPOSE OF AS NECESSARY IN ACCORDANCE WITH APPLICABLE REGULATIONS. REFER TO SPECIFICATIONS FOR MORE DETAILS.
13. OWNER RETAINS RIGHT OF FIRST REFUSAL FOR ALL ITEMS TO BE REMOVED OR DEMOLISHED. TAKE REASONABLE CARE TO AVOID DAMAGE TO ITEMS TO BE RETAINED BY OWNER. NO ADDITIONAL CHARGE WILL BE ALLOWED FOR REMOVAL OF SALVAGEABLE ITEMS.
14. FOR ITEMS BEING DEMOLISHED, REMOVE EXISTING SUPPORTS AND MOUNTING HARDWARE. FILL OPENINGS FROM ANCHOR HOLES AND CONDUIT/PIPE PENETRATIONS (UNLESS CONDUIT IS TO BE REUSED) WITH NON-SHRINK GROUT AND PAINT TO MATCH WALL OR FLOOR.
15. PATCH HOLES IN CONCRETE FROM OLD EQUIPMENT SUPPORTS, CONDUITS, PENETRATIONS, ETC. WITH NON-SHRINK GROUT. PAINT TO MATCH SURROUNDING SURFACE.
16. VOIDS CREATED BY THE REMOVAL OF CONDUIT/WIRE IN FLOORS OR WALLS ABOVE OR BELOW CEILINGS SHALL BE PATCHED AND SEALED WITH MATERIALS MATCHING THE EXISTING CONSTRUCTION.
17. PROPERLY DISPOSE OF DEMOLISHED EQUIPMENT IN COMPLIANCE WITH CODES, REGULATIONS, AND STATE STANDARDS.

GENERAL NOTES:

1. BOLD TEXT AND LINES INDICATE PROPOSED WORK. LIGHT TEXT AND LINES INDICATE APPROXIMATE EXISTING CONDITIONS.
2. PROVIDE TEMPORARY POWER AND EQUIPMENT AS REQUIRED TO KEEP SYSTEMS OPERATIONAL, SEE 26 50 00 FOR SEQUENCING AND SCHEDULING.
3. REFER TO ARCHITECTURAL FLOOR PLANS FOR EQUIPMENT LOCATIONS.
4. REFER TO ARCHITECTURAL REFLECTED CEILING PLANS FOR COORDINATION OF CEILING MOUNTED DEVICES.
5. REFER TO ARCHITECTURAL ELEVATIONS AND ELECTRICAL DETAIL DRAWINGS FOR COORDINATION OF WALL MOUNTED DEVICES AND MOUNTING HEIGHTS.
6. ALL CONDUIT SHALL BE INSTALLED ATTACHED TO THE TOP OF STEEL (TOP CHORD OF JOIST/GIRDER).
7. COORDINATE ALL DEVICE LOCATIONS WITH GC AND/OR OWNER PRIOR TO ROUGH-IN.
8. COORDINATE ALL REQUIRED OPENINGS/PENETRATIONS THROUGH WALLS, FLOORS, AND CEILING WITH OTHER TRADES AND APPROVED EQUIPMENT SUBMITTALS.
9. ALL PIPES OR OTHER UTILITIES DAMAGED DURING THE CONTRACTOR'S OPERATIONS SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO REPAIR OR REPLACE AT NO COST TO THE OWNER.
10. SUPPORT ALL UTILITIES AND STRUCTURES DURING CONSTRUCTION AND MAKE REPAIRS IF DAMAGED AT NO COST TO THE OWNER.
11. THE LOCATIONS OF EXISTING UTILITIES AND EQUIPMENT ARE APPROXIMATE. DETERMINE THE EXACT LOCATION OF EXISTING UTILITIES AND STRUCTURES BEFORE COMMENCING WORK. CONTRACTOR IS FULLY RESPONSIBLE FOR ANY AND ALL DAMAGE WHICH MIGHT BE OCCASIONED BY FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UTILITIES AND STRUCTURES.
12. PREVENT DUST FROM BECOMING A NUISANCE OR HAZARD. CONTROL DUST DURING AND AFTER CONSTRUCTION.
13. DO NOT COMBINE POWER AND SIGNAL WIRING IN ANY CONDUIT, BOX, WIREWAY, CABLE TRAY, ETC. WITHOUT WRITTEN PERMISSION FROM THE ENGINEER, UNLESS SPECIFICALLY SHOWN ON THE DRAWINGS.
14. REFER TO SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS AND INFORMATION.
15. ALL WIRE SHALL UTILIZE CONDUITS TO SERVE ALL BUILDING AND PROCESS EQUIPMENT, UNLESS OTHERWISE SPECIFIED.
16. ALL EQUIPMENT AND DEVICE TYPES SHALL MEET THE SPECIFICATIONS AND AREA CLASSIFICATION REQUIREMENTS.

GENERAL LIGHTING NOTES:

1. REFER TO MECHANICAL DRAWINGS FOR EQUIPMENT LOCATIONS.
2. REFER TO ARCHITECTURAL DRAWINGS FOR COORDINATION OF LIGHT FIXTURE LOCATIONS.
3. REFER TO ARCHITECTURAL DRAWINGS FOR COORDINATION OF WALL MOUNTED FIXTURE LOCATIONS.
4. COORDINATE LIGHT FIXTURE TRIMS WITH REFLECTED CEILING PLANS AND ARCHITECT/GENERAL CONTRACTOR/ENGINEER PRIOR TO PURCHASE AND INSTALLATION.
5. COORDINATE THE LOCATION OF ALL EXIT SIGNS AND EMERGENCY LIGHTING WITH EQUIPMENT. EXIT SIGNS AND EMERGENCY LIGHTING SHALL NOT BE OBSTRUCTED.

GENERAL POWER NOTES:

1. ALL RECEPTACLES IN MECHANICAL ROOMS, ELECTRICAL ROOMS, AND MECHANICAL & ELECTRICAL CLOSETS SHALL BE GFI TYPE.
2. ALL RECEPTACLES SHALL BE TAMPERPROOF TYPE.
3. ALL RECEPTACLES ON THE ROOF AND EXTERIOR TO THE BUILDING SHALL HAVE WEATHER-PROOF WHILE-IN-USE COVERS AND SHALL BE GFI TYPE.
4. PLUMBING FIXTURES: COORDINATE WITH PLUMBING DRAWINGS FOR ALL FIXTURES WITH AUTOMATIC SENSORS. PROVIDE ELECTRICAL CONNECTIONS IN ACCORDANCE WITH THE MANUFACTURER'S REQUIREMENTS. COORDINATE LOCATION AND QUANTITY WITH GC AND ARCHITECT/ENGINEER PRIOR TO INSTALLATION.

GENERAL FIRE ALARM NOTES:

1. CONTACT CITY OF GARDNER DIRECTOR OF FACILITIES AND OBTAIN NAME AND CONTACT INFORMATION OF FIRE ALARM SYSTEM SERVICE COMPANY AND UL CENTRAL STATION MONITORING COMPANY. OBTAIN ALL REQUIRED PROCEDURAL INFORMATION TO PREPARE AN IMPAIRMENT PLAN INCLUDING PHASING OF CONSTRUCTION.
2. SUBMIT FIRE ALARM IMPAIRMENT PLANS OUTLINING EXPECTED OUTAGES REQUIRED TO PERFORM SCOPE OF WORK AND MEASURES TO MITIGATE FREQUENCY AND DURATION OF IMPAIRMENTS.
3. CONDUCT A SURVEY WITH A PACHOMETER OR BY SIMILAR MEANS TO IDENTIFY THE LOCATION OF STEEL REINFORCING BARS WHEN CORING A HOLE THROUGH EXISTING CONCRETE SLABS OR WALLS. THE NEW CORE SHALL BE LOCATED TO AVOID CUTTING REINFORCING BARS. WHERE REINFORCING STEEL IS CLOSE ENOUGH TOGETHER THAT IT IS NOT POSSIBLE TO CORE THE REQUIRED HOLE WITHOUT CUTTING THE REINFORCING BARS, CONTACT THE ENGINEER FOR FURTHER DIRECTION BEFORE CUTTING A HOLE. THE SLAB WILL BE REPAIRED AT THE EXPENSE OF THE CONTRACTOR WHEN REINFORCING BARS CUT WITHOUT THE CONSENT OF THE ENGINEER.
4. PREPARE AND SUBMIT A COMPLETE, DETAILED SET OF CALCULATIONS, FIRE ALARM DRAWING PLANS, EQUIPMENT AND MATERIALS SUBMITTAL DOCUMENTATION FOR THE PROJECT, SIGNED AND SEALED BY A NICET LEVEL 4 CERTIFIED SENIOR ENGINEERING TECHNICIAN AND A PROFESSIONAL ENGINEER REGISTERED IN THE COMMONWEALTH OF MASSACHUSETTS. CALCULATIONS AND PLANS SHALL BE IN ACCORDANCE WITH NFPA 72, CHAPTER 7 AND OTHER APPLICABLE NFPA DOCUMENTS.
PROVIDE ALL MATERIALS, EQUIPMENT, AND PERFORM ALL LABOR REQUIRED TO RELOCATE AND REINSTALL EXISTING FIRE ALARM DEVICES FOR A COMPLETE AND OPERABLE FIRE ALARM SYSTEM AS INDICATED ON THESE DRAWINGS AND COMPLYING WITH THE STANDARDS OF THE NATIONAL FIRE PROTECTION ASSOCIATION (NFPA), OWNER'S INSURANCE UNDERWRITER, AND ALL STATE AND LOCAL REGULATIONS. INCLUDE ALL ITEMS ESSENTIAL FOR PROPER INSTALLATION AND OPERATION, THOUGH NOT SPECIFICALLY MENTIONED OR INDICATED ON THE DRAWINGS. ANY WORK NOT ACCEPTABLE TO THE OWNER WILL BE REMOVED AND REPLACED AS NECESSARY, AT NO COST TO THE OWNER.
5. OBTAIN DRAWINGS FOR OTHER TRADES THAT ARE REQUIRED FOR FIRE ALARM SYSTEM DESIGN AND COORDINATION FROM THE GENERAL CONTRACTOR.
6. TEST FIRE ALARM SYSTEM PRIOR TO RENOVATIONS. IDENTIFY AND RECORD ANY DEFICIENCIES THAT AFFECT PROPER OPERATION OF THE SYSTEM. INCLUDE COST OF CORRECTIONS OR REPAIRS IN BID. AFTER COMPLETION OF SCOPE OF WORK TEST FIRE ALARM SYSTEM AGAIN IN ACCORDANCE WITH ALL STATE AND LOCAL CODES, LOCAL AUTHORITIES, AND NFPA. CONTRACTOR IS RESPONSIBLE FOR REPAIRING ANY DEFECTS IN THE SYSTEM AT NO ADDITIONAL COST.
7. COORDINATE FIRE ALARM SYSTEM WITH ELECTRICAL LIGHTING LAYOUT. IF FIRE ALARM DEVICE LOCATIONS SHOWN CONFLICT WITH ELECTRICAL LIGHTING FIXTURES, RELOCATE FIRE ALARM DEVICE TO MEET NFPA, STATE AND LOCAL CODES. SEE ELECTRICAL DRAWINGS FOR MORE INFORMATION.
8. REFER TO FIRE ALARM DETAIL DRAWING FOR MOUNTING HEIGHTS, AND FIRE ALARM DETAILS.
9. ALL FIRE ALARM WIRING SHALL BE INSTALLED IN CONDUIT. TYPE MC CABLE RATED FOR FIRE ALARM USE MAY BE USED IN LENGTHS UP TO 12 FEET FOR DEVICE WHIPS AND ROUTING FIRE ALARM CIRCUITS AROUND OBSTRUCTIONS.
10. COORDINATE ALL DEVICE LOCATIONS WITH GC AND OWNER PRIOR TO ROUGH-IN.
11. LOCATE SMOKE DETECTORS 3' AWAY FROM ANY AIR SUPPLY AND/OR AIR DIFFUSERS.
12. ALL FIRE ALARM DEVICE TYPES SHALL MEET THE SPECIFICATIONS AND SHALL MATCH EXISTING.

GENERAL LOW VOLTAGE AND SECURITY NOTES:

1. COORDINATE THE LOCATION OF ALL LOW VOLTAGE AND SECURITY DEVICES WITH THE GC AND OWNER PRIOR TO ROUGH-IN.
2. PROVIDE ELECTRICAL CONNECTIONS IN ACCORDANCE WITH THE MANUFACTURER'S REQUIREMENTS, DIAGRAMS, ETC. COORDINATE LOCATION, QUANTITY WITH GC AND OWNER PRIOR TO INSTALLATION.
3. PROVIDE DEDICATED 20A, 120VAC POWER AT SECURITY LOCATIONS FOR CONNECTION TO THE SECURITY SYSTEM AS APPLICABLE. ALL PRIMARY CONTROL PANELS SHALL BE CONNECTED TO GENERATOR OR UPS BACKUP CIRCUITS.
4. COORDINATE DOOR SECURITY HARDWARE WITH THE DOOR SUPPLIER AND GC.

ELECTRICAL FASTENING NOTES:

1. EQUIPMENT SHALL BE FASTENED USING THE FOLLOWING MEANS BASED ON THE TYPE OF WALL OR SURFACE:
   - A. FOR MOUNTING TO CONCRETE (CMU OR PRECAST), USE CRACKED-CONCRETE RATED EXPANDING SHEATH CONCRETE ANCHORS.
   - B. FOR MOUNTING TO METAL COLUMNS, METAL EQUIPMENT FRAME, OR METAL MOUNTING PLATES, USE STAINLESS STEEL STUD WELD WITH STAINLESS STEEL ACORN NUT.
   - C. FOR MOUNTING TO INSULATED METAL PANELS (IMP), USE COATED JACKNUT THREADED INSERT MANUFACTURED BY EMHART TECHNOLOGIES OR AU-VE-CO PRODUCTS WITH STAINLESS STEEL SCREWS.
2. REFER TO SPECIFICATIONS FOR ADDITIONAL INFORMATION.
3. FASTENERS AND MATERIALS SHALL BE OF THE MATERIAL TYPE SPECIFIED FOR THE AREA, UNLESS SPECIFIED OTHERWISE ON THE DRAWINGS OR DETAILS.
4. WHEN MOUNTING TO IMP AND EQUIPMENT WEIGHT IS > 50 LBS, THRU BOLT AS SHOWN IN DETAIL.

WALL, FLOOR, AND ROOF PENETRATION NOTES:

1. SUBMIT FOR APPROVAL A CONDUIT PENETRATION LAYOUT FOR ALL CONDUIT PENETRATIONS THROUGH FLOORS, WALLS, AND ROOFS AT LEAST 4 WEEKS BEFORE THE WALL/FLOOR/ROOF IS PLACED/INSTALLED.
2. SET UP A CONDUIT PENETRATION COORDINATION MEETING WITH THE GC (AFTER SUBMITTING THE CONDUIT PENETRATION LAYOUT) TO COORDINATE ALL CONDUIT PENETRATIONS, INCLUDING LOCATIONS, SPACING, SLEEVES, BOXOUTS, REINFORCEMENT, ETC.
3. CORING THROUGH WALLS/FLOORS WILL NOT BE ALLOWED FOR NEW CONSTRUCTION; COORDINATE ALL PENETRATIONS WITH THE GC AND ENGINEER PRIOR TO THE WALL/FLOOR BEING PLACED/INSTALLED. REWORK (INCLUDING ENGINEERING) ASSOCIATED WITH ADDITIONAL CONDUIT PENETRATIONS AFTER PLACEMENT OF CONCRETE OR MASONRY WILL BE PAID FOR BY THE ELECTRICAL CONTRACTOR.
4. FOR PENETRATIONS THROUGH EXISTING WALLS AND FLOORS, LOCATE REBAR USING GROUND PENETRATING RADAR TO ENSURE CORES DO NOT CONTACT REBAR. CORE HOLES SHALL BE AS FAR FROM REBAR AS POSSIBLE.
5. WHERE CONDUIT WILL BE IN DIRECT CONTACT WITH NEW CONCRETE, THE CONDUIT SHALL TRANSITION TO PVC COATED RGS AT LEAST 6" BEYOND BOTH SURFACES FOR THE FOLLOWING PENETRATION LOCATIONS:
   - 5.1. ALL FLOOR PENETRATIONS
   - 5.2. FOUNDATION WALL PENETRATIONS
6. FOR ROOF PENETRATIONS:
   - 6.1. COORDINATE ALL ROOF PENETRATIONS WITH THE GC AND ROOFING CONTRACTOR. CONDUIT SHALL NOT BE WITHIN 12" (MINIMUM) OF A PARAPET, CURB OR OTHER PIECE OF EQUIPMENT; COORDINATE SPACING
   - 6.2. WITH ROOFING MFR'S DETAILS.
   - 6.3. FOR HVAC EQUIPMENT WITH A CURB, THE CONDUIT SHALL RUN WITHIN THE EQUIPMENT CURB OPENING WHERE POSSIBLE; COORDINATE WITH GC AND ROOFING CONTRACTOR.

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Gardner High School Locker Room Renovation Project

City of Gardner

Gardner, Massachusetts

MARK	DATE	DESCRIPTION
	4/8/2026	ISSUED FOR BIDDING

PROJECT NO:	G50384-103
DATE:	4/8/2026
FILE:	G50384-103-E-002
DRAWN BY:	J.DEMEDEIROS
DESIGNED BY:	J.DEMEDEIROS
CHECKED BY:	M.ROSSINI
APPROVED BY:	J.CURTIS

ELECTRICAL GENERAL NOTES

SCALE: NO SCALE

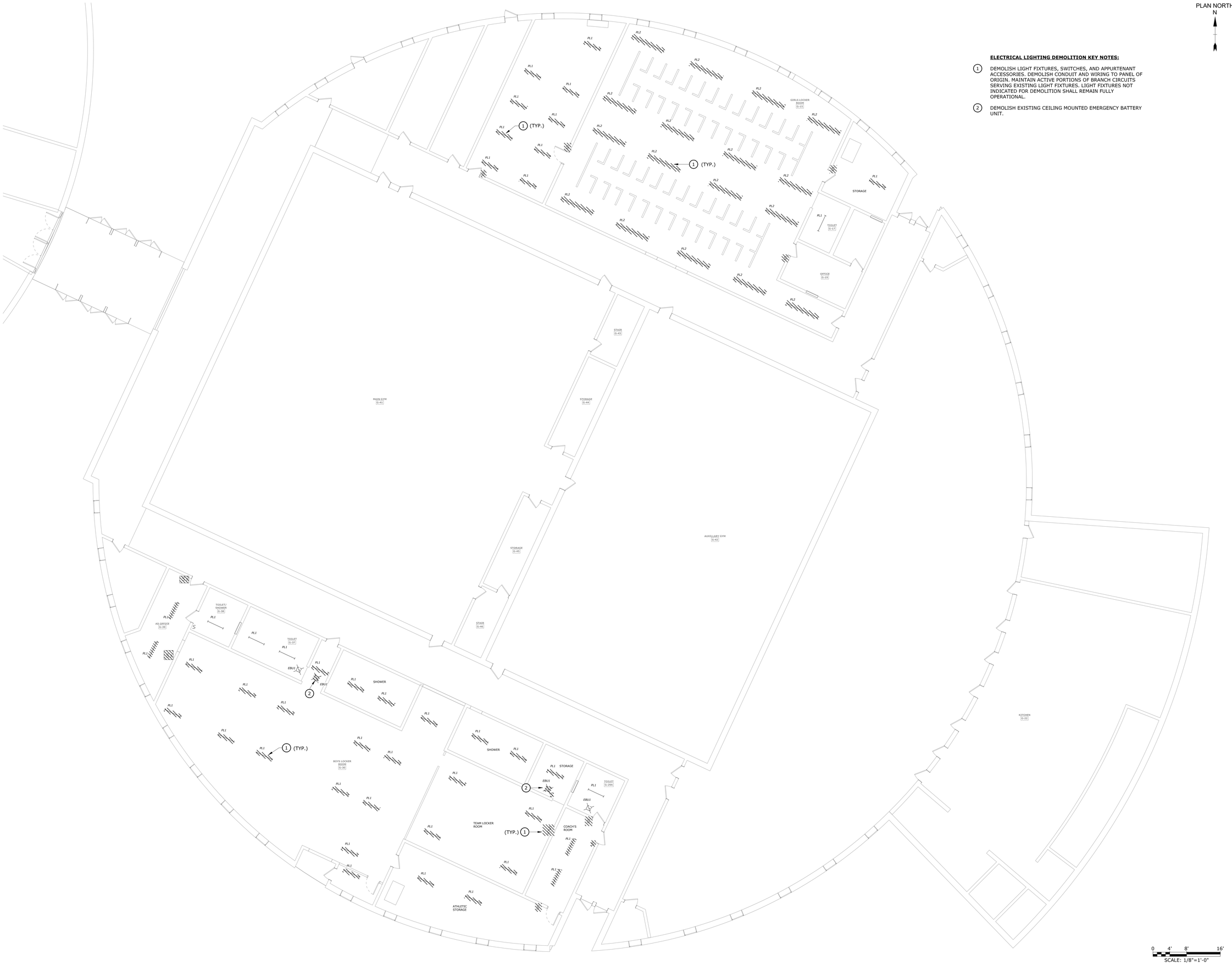
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By:J.DEMEDEIROS

PLAN NORTH
N

ELECTRICAL LIGHTING DEMOLITION KEY NOTES:

1. DEMOLISH LIGHT FIXTURES, SWITCHES, AND APPURTENANT ACCESSORIES. DEMOLISH CONDUIT AND WIRING TO PANEL OF ORIGIN. MAINTAIN ACTIVE PORTIONS OF BRANCH CIRCUITS SERVING EXISTING LIGHT FIXTURES. LIGHT FIXTURES NOT INDICATED FOR DEMOLITION SHALL REMAIN FULLY OPERATIONAL.
2. DEMOLISH EXISTING CEILING MOUNTED EMERGENCY BATTERY UNIT.



0 4' 8' 16'
SCALE: 1/8"=1'-0"

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Gardner High School Locker Room Renovation Project

City of Gardner

Gardner, Massachusetts

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PROJECT NO:	G50384-103
DATE:	4/8/2026
FILE:	G50384-103-ED-101
DRAWN BY:	J.DEMEDEIROS
DESIGNED BY:	J.DEMEDEIROS
CHECKED BY:	M.ROSSINI
APPROVED BY:	J.CURTIS

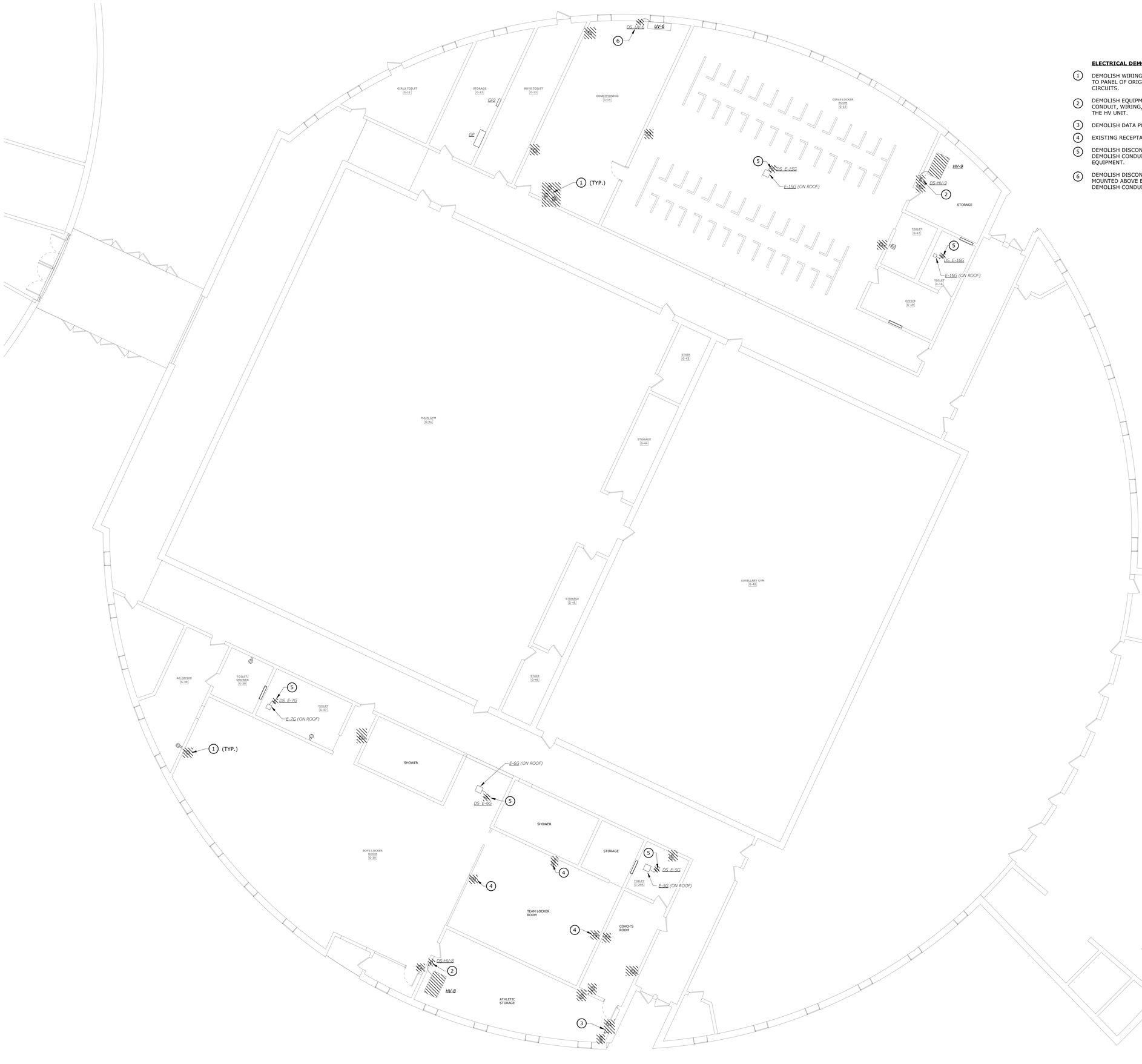
ELECTRICAL LIGHTING DEMOLITION FIRST FLOOR PLAN

SCALE: AS SHOWN

ED-101

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By:J.DEMEDEIROS

PLAN NORTH
N



0 4' 8' 16'
SCALE: 1/8"=1'-0"

ELECTRICAL DEMOLITION KEY NOTES:

1. DEMOLISH WIRING DEVICES. DEMOLISH CONDUIT AND WIRING TO PANEL OF ORIGIN. MAINTAIN ACTIVE PORTIONS OF BRANCH CIRCUITS.
2. DEMOLISH EQUIPMENT DISCONNECT AND STARTER. DEMOLISH CONDUIT, WIRING, AND APPURTENANCES FOR THE REMOVAL OF THE HV UNIT.
3. DEMOLISH DATA PORT. DEMOLISH CONDUIT, AND WIRING.
4. EXISTING RECEPTACLE MOUNTED 8'-0" A.F.F.
5. DEMOLISH DISCONNECT FOR EXHAUST FAN LOCATED ON ROOF. DEMOLISH CONDUIT, WIRING, AND FLEXIBLE CONNECTION TO EQUIPMENT.
6. DEMOLISH DISCONNECT FOR UNIT VENTILATOR. DISCONNECT MOUNTED ABOVE EQUIPMENT IN ACCESSIBLE CEILING. DEMOLISH CONDUIT, WIRING, AND APPURTENANCES.

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Gardner High School Locker Room Renovation Project

City of Gardner

Gardner, Massachusetts

MARK	DATE	DESCRIPTION

PROJECT NO:	G50384-103
DATE:	4/8/2026
FILE:	G50384-103-ED-201
DRAWN BY:	J.DEMEDEIROS
DESIGNED BY:	J.DEMEDEIROS
CHECKED BY:	M.ROSSINI
APPROVED BY:	J.CURTIS

ELECTRICAL DEMOLITION FIRST FLOOR PLAN

SCALE: AS SHOWN

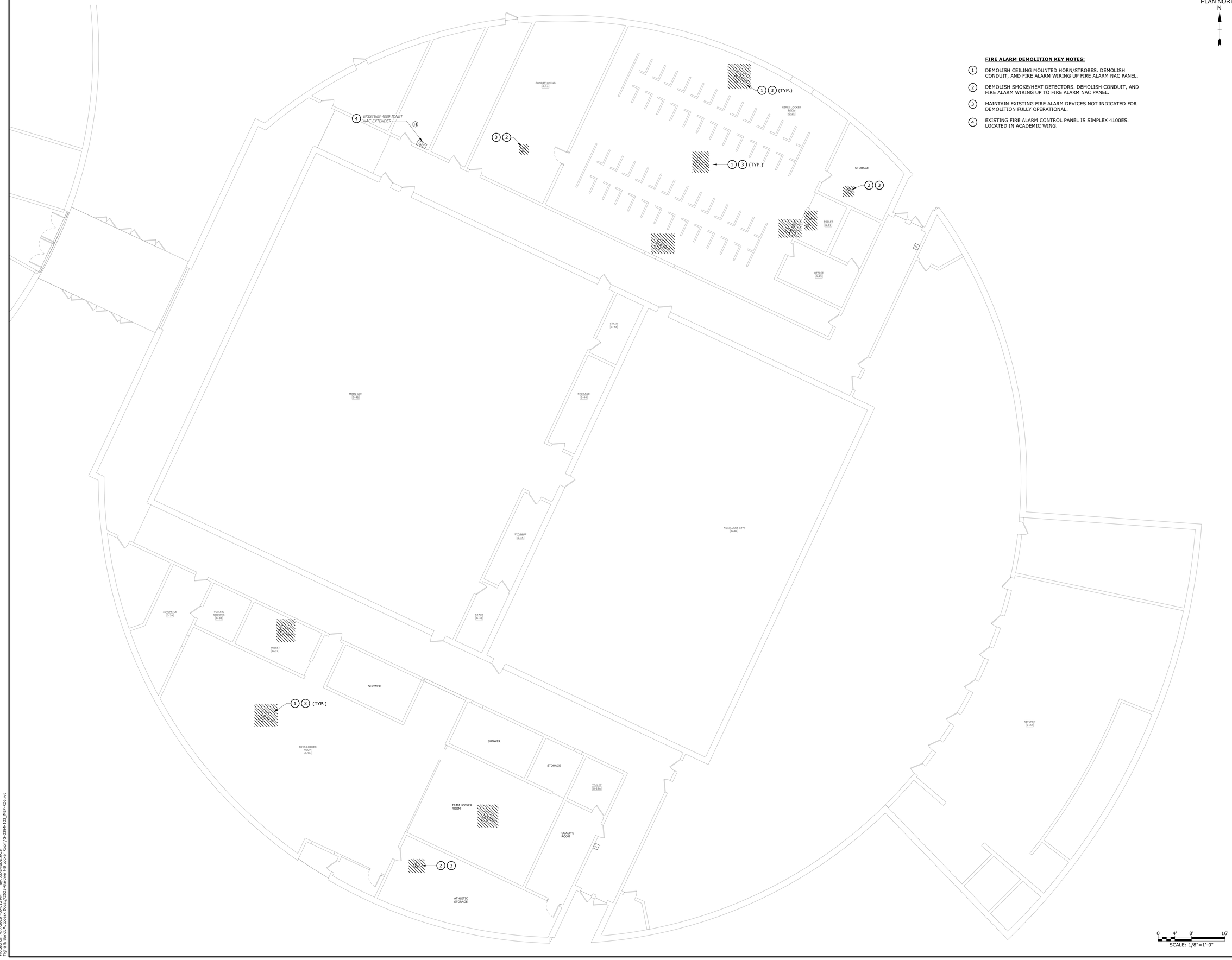
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PLAN NORTH
N

FIRE ALARM DEMOLITION KEY NOTES:

1. DEMOLISH CEILING MOUNTED HORN/STROBES. DEMOLISH CONDUIT, AND FIRE ALARM WIRING UP FIRE ALARM NAC PANEL.
2. DEMOLISH SMOKE/HEAT DETECTORS. DEMOLISH CONDUIT, AND FIRE ALARM WIRING UP TO FIRE ALARM NAC PANEL.
3. MAINTAIN EXISTING FIRE ALARM DEVICES NOT INDICATED FOR DEMOLITION FULLY OPERATIONAL.
4. EXISTING FIRE ALARM CONTROL PANEL IS SIMPLEX 4100ES. LOCATED IN ACADEMIC WING.



0 4' 8' 16'
SCALE: 1/8"=1'-0"

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Gardner High School Locker Room Renovation Project

City of Gardner

Gardner, Massachusetts

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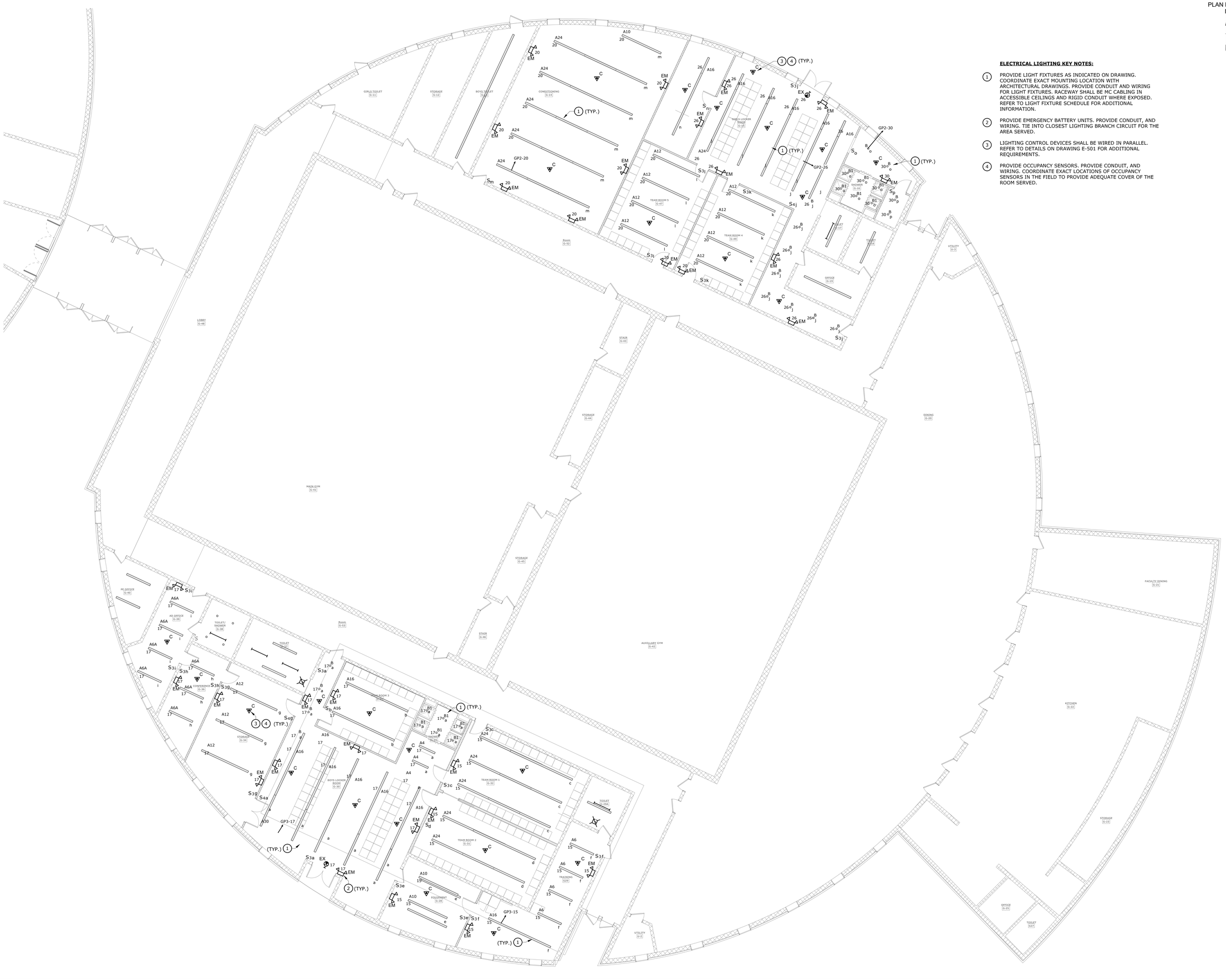
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DATE:	4/8/2026
FILE:	G50384-103-ED-301
DRAWN BY:	J.DEMEDEIROS
DESIGNED BY:	J.DEMEDEIROS
CHECKED BY:	M.ROSSINI
APPROVED BY:	J.CURTIS

FIRE ALARM DEMOLITION FIRST FLOOR PLAN

SCALE: AS SHOWN

ED-301

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ELECTRICAL LIGHTING KEY NOTES:

1. PROVIDE LIGHT FIXTURES AS INDICATED ON DRAWING. COORDINATE EXACT MOUNTING LOCATION WITH ARCHITECTURAL DRAWINGS. PROVIDE CONDUIT AND WIRING FOR LIGHT FIXTURES. RACEWAY SHALL BE MC CABLING IN ACCESSIBLE CEILINGS AND RIGID CONDUIT WHERE EXPOSED. REFER TO LIGHT FIXTURE SCHEDULE FOR ADDITIONAL INFORMATION.
2. PROVIDE EMERGENCY BATTERY UNITS. PROVIDE CONDUIT, AND WIRING. TIE INTO CLOSEST LIGHTING BRANCH CIRCUIT FOR THE AREA SERVED.
3. LIGHTING CONTROL DEVICES SHALL BE WIRED IN PARALLEL. REFER TO DETAILS ON DRAWING E-501 FOR ADDITIONAL REQUIREMENTS.
4. PROVIDE OCCUPANCY SENSORS. PROVIDE CONDUIT, AND WIRING. COORDINATE EXACT LOCATIONS OF OCCUPANCY SENSORS IN THE FIELD TO PROVIDE ADEQUATE COVER OF THE ROOM SERVED.

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DRAWN BY:	J.DEMEDEIROS
DESIGNED BY:	J.DEMEDEIROS
CHECKED BY:	M.ROSSINI
APPROVED BY:	J.CURTIS

ELECTRICAL FIRST FLOOR LIGHTING PLAN

SCALE: AS SHOWN

E-101

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PLAN NORTH
N

ELECTRICAL POWER KEY NOTES:

1. ENCLOSE CONDUIT IN NEW WALLS TO GREATEST EXTENT FEASIBLE TO CONCEAL RACEWAY FOR PROPOSED EQUIPMENT. RACEWAY SHALL BE MC CABLING IN ACCESSIBLE CEILINGS AND RIGID CONDUIT WHERE EXPOSED.
2. DEDICATED 1PH, SIMPLEX RECEPTACLES FOR WASHER, AND DRYERS. COORDINATE EXACT LOCATION OF RECEPTACLES WITH ARCHITECTURAL DRAWINGS.
3. APPROXIMATE ROUTING FOR GP3 POWER FEEDERS. CONDUIT SHALL BE RUN ABOVE ACCESSIBLE CEILING WHERE FEASIBLE. COORDINATE EXACT ROUTING IN THE FIELD.
4. APPROXIMATE LOCATION OF (2) 4"C FOR FUTURE NETWORK CONNECTION WITH GARDNER MIDDLE SCHOOL. EXTEND CONDUITS INTO THE BUILDING AND PROVIDE A JUNCTION BOX IN ACCESSIBLE CEILING TO TERMINATE CONDUITS. PROVIDE A NYLON PULLSTRING WITH BOTH CONDUITS TO FACILITATE FUTURE EXTENSION OF NETWORK CABLING.

0 4' 8' 16'
SCALE: 1/8"=1'-0"

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APPROVED BY:	J.CURTIS

ELECTRICAL FIRST FLOOR POWER PLAN

SCALE: AS SHOWN

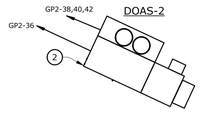
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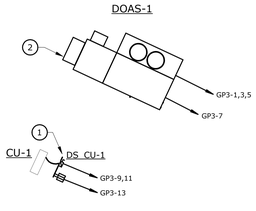
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PLAN NORTH
N

ELECTRICAL ROOF POWER KEY NOTES:

1. MOUNT EQUIPMENT DISCONNECT ON UNISTRUT SUPPORTS. PROVIDE FLEXIBLE CONDUIT CONNECTION TO EQUIPMENT. MOUNT GFI RECEPTACLE ON UNISTRUT SUPPORTS IN A WEATHERPROOF ENCLOSURE.
2. PROVIDE CONDUIT, AND WIRING FOR DOAS UNIT(S) INTEGRAL DISCONNECTS. PROVIDE A SEPARATE 120V BRANCH CIRCUIT FOR INTEGRAL RECEPTACLE.





0 4' 8' 16'
SCALE: 1/8"=1'-0"

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DRAWN BY:	J.DEMEDEIROS
DESIGNED BY:	J.DEMEDEIROS
CHECKED BY:	M.ROSSINI
APPROVED BY:	J.CURTIS

ELECTRICAL ROOF POWER PLAN

SCALE: AS SHOWN

E-202

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PLAN NORTH
N



TECHNOLOGY KEY NOTES:

1. APPROXIMATE LOCATION OF EXISTING TELECOM EQUIPMENT MOUNTING BOARD.
2. PROVIDE A 2'X2' CEILING ENCLOSURE FOR PATCH PANEL. ENCLOSURE SHALL BE AMERICAN ACCESS TECHNOLOGIES MODEL: A1222-PP (OR EQUAL).
3. PROVIDE A 24-PORT MODULAR PATCH PANEL TO BE MOUNTED IN CEILING ENCLOSURE. PATCH PANEL SHALL BE PANDUIT MODEL: CPP24-FMYBLY (OR EQUAL).
4. PROVIDE CONDUIT AND DATA WIRING (CAT-6) FROM EXISTING TELECOM EQUIPMENT TO INDICATED PATCH PANEL.
5. PROVIDE CONDUIT, AND DATA WIRING (CAT-6) TO NEW DATA/COMMUNICATIONS DEVICES FROM THE TELECOM EQUIPMENT MOUNTING BOARD.
6. PROVIDE CONDUIT, AND DATA WIRING (CAT-6) TO NEW DATA/COMMUNICATIONS DEVICES FROM THE PATCH PANEL.
7. WIRELESS ACCESS PORT. COORDINATE EXACT MOUNTING LOCATION IN THE FIELD. MOUNT DEVICES IN THE CENTER OF ROOMS WHERE FEASIBLE, AND AVOID CORNERS.
8. DEDICATED DATA PORT FOR HVAC ACT PANEL. COORDINATE MOUNTING HEIGHT WITH THE HVAC ACT PANEL.

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Gardner High School Locker Room Renovation Project

City of Gardner

Gardner, Massachusetts

MARK	DATE	DESCRIPTION
	4/8/2026	ISSUED FOR BIDDING

PROJECT NO:	G50384-103
DATE:	4/8/2026
FILE:	G50384-103-E-211
DRAWN BY:	J.DEMEDEIROS
DESIGNED BY:	J.DEMEDEIROS
CHECKED BY:	M.ROSSINI
APPROVED BY:	J.CURTIS

TECHNOLOGY FIRST FLOOR PLAN

SCALE: AS SHOWN

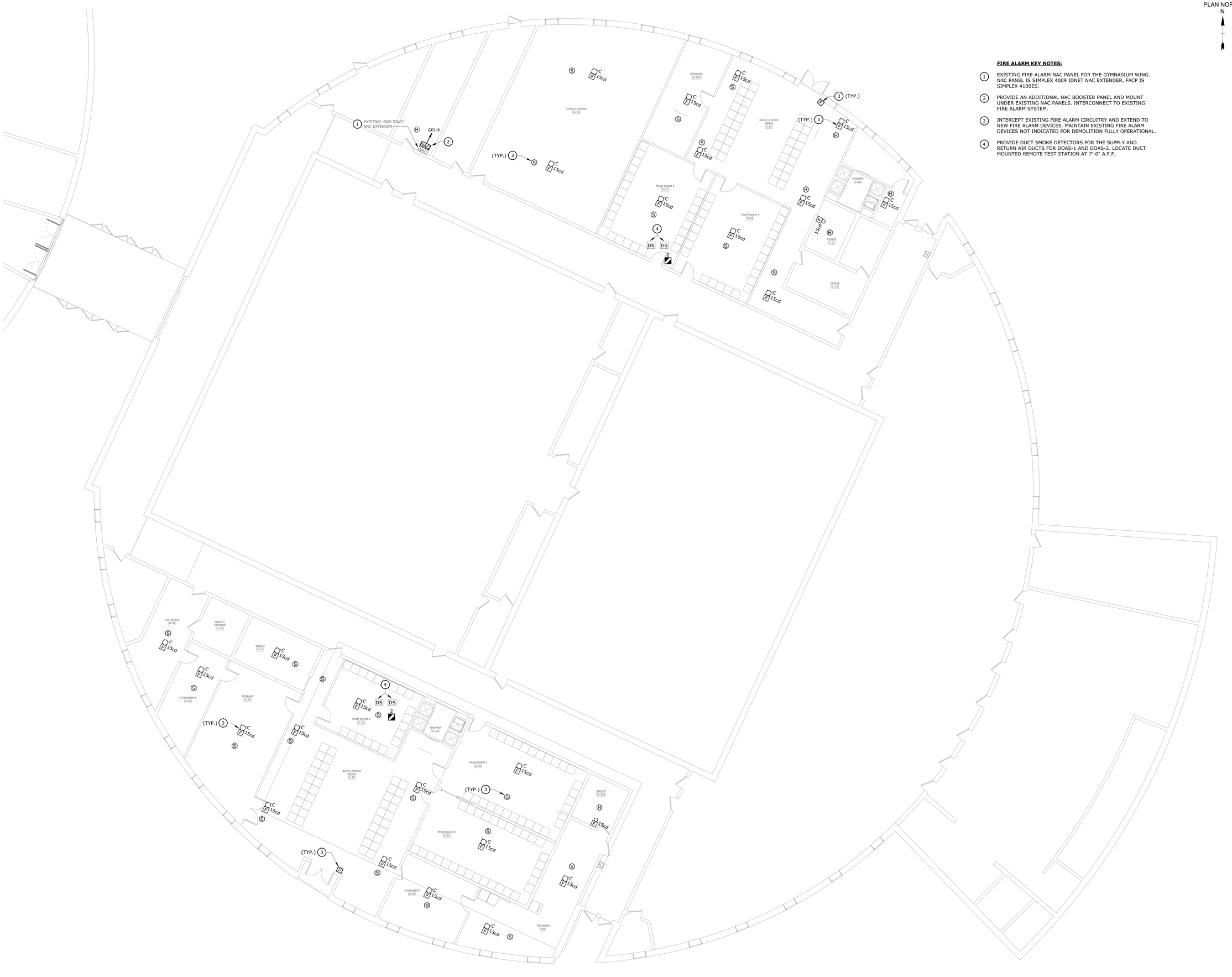
E-211

Last Saved:4/7/2026 4:04:21 PM By:J.DEMEDEIROS
Printed On: 4/7/2026 4:04:21 PM
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PLAN NORTH
N

FIRE ALARM KEY NOTES:

1. EXISTING FIRE ALARM NAC PANEL FOR THE GYMNASIUM WING. NAC PANEL IS SIMPLEX 4009 IDNET NAC EXTENDER. FACP IS SIMPLEX 4100ES.
2. PROVIDE AN ADDITIONAL NAC BOOSTER PANEL AND MOUNT UNDER EXISTING NAC PANELS. INTERCONNECT TO EXISTING FIRE ALARM SYSTEM.
3. INTERCEPT EXISTING FIRE ALARM CIRCUITRY AND EXTEND TO NEW FIRE ALARM DEVICES. MAINTAIN EXISTING FIRE ALARM DEVICES NOT INDICATED FOR DEMOLITION FULLY OPERATIONAL.
4. PROVIDE DUCT SMOKE DETECTORS FOR THE SUPPLY AND RETURN AIR DUCTS FOR DOAS-1 AND DOAS-2. LOCATE DUCT MOUNTED REMOTE TEST STATION AT 7'-0" A.F.F.



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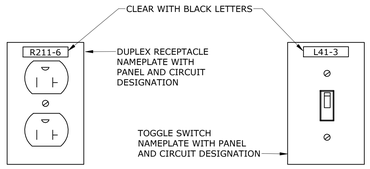
PROJECT NO:	G50384-103
DATE:	4/8/2026
FILE:	G50384-103-E-301
DRAWN BY:	J.DEMEDEIROS
DESIGNED BY:	J.DEMEDEIROS
CHECKED BY:	M.ROSSINI
APPROVED BY:	J.CURTIS

FIRE ALARM FIRST FLOOR PLAN

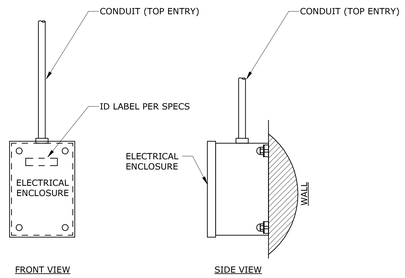
SCALE: AS SHOWN

E-301

Last Saved:4/7/2026 4:04:22 PM By:J.DEMEDEIROS
Plotted On: 4/7/2026 4:04:22 PM
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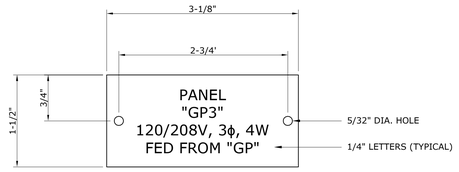
ELECTRICAL DEVICE ENGRAVING
SCALE: NONE



NOTES:

1. SEE SPECIFICATIONS AND GENERAL NOTES FOR MOUNTING DETAILS AND CONDUIT TYPES.

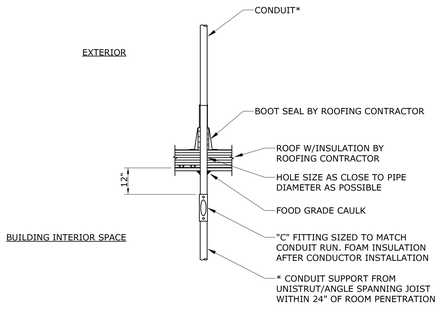
NEMA 1 - "WALL MOUNTED" CONTROL PANE/DISCONNECT
SCALE: NONE



NOTES:

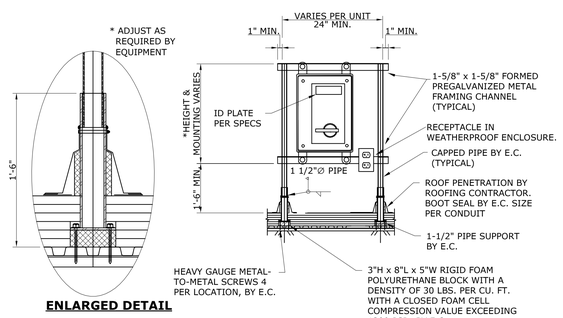
1. REFER TO SPECIFICATIONS FOR ADDITIONAL NAMEPLATE REQUIREMENTS.
2. NAMEPLATE TO BE 1/16" WHITE PLASTIC WITH BLACK CENTER LAMINATION. FACE TO BE WHITE, ENGRAVED LETTERS TO BE BLACK.
3. SECURE NAMEPLATE TO SURFACES WITH (2) FLAT HEAD BRASS SCREWS.

NAMEPLATE (NON-PROCESS AREAS)
SCALE: NONE

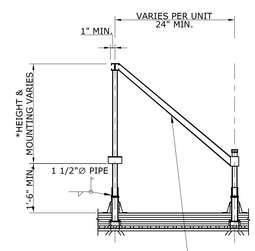


* SEE SPECS FOR CONDUIT TYPES.

ROOF CONDUIT TRANSITION
SCALE: NONE



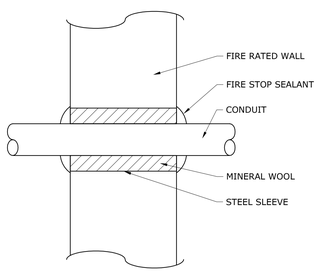
ENLARGED DETAIL



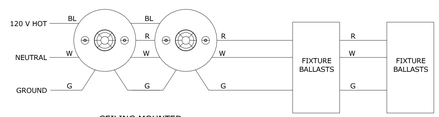
NOTES:

1. VERIFY ROOF MOUNTING ATTACHMENT POINTS WITH STRUCTURAL ENGINEER/DRAWINGS.
2. PROVIDE MANUFACTURER'S GALVANIZED PIPE CLAMP AT EACH ATTACHMENT POINT.

ROOF MOUNTED DISCONNECT SWITCH SUPPORT
SCALE: NONE



CONDUIT WALL PENETRATION
SCALE: NONE



CEILING MOUNTED OCCUPANCY SENSORS

NOTES:

1. TANDEM SENSORS WIRING SHOWN ABOVE WIRED IN PARALLEL. INSTALL (3) #12 PLUS GROUND BETWEEN SENSORS.
2. PROVIDE ALL SENSORS, ADAPTERS, JUNCTION BOXES ETC. AS INDICATED IN THIS DETAIL. ALL ITEMS MAY NOT BE SHOWN THE FLOOR PLANS.
3. SENSORS SHALL NOT CONTROL LIFE SAFETY BRANCH CIRCUITS.
4. SENSORS ADJUSTMENTS AND SETTING SHALL BE PER MANUFACTURES' INSTRUCTIONS. SET SENSOR TO 15 MINUTE DELAY.

LIGHTING CONTROL CEILING MTD LINE VOLTAGE TANDEM SENSORS
NO SCALE

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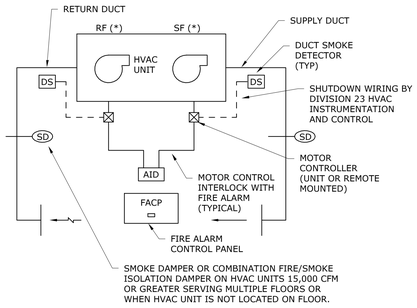
PROJECT NO:	G50384-103
DATE:	4/8/2026
FILE:	G50384-103-E-501
DRAWN BY:	J.DEMEDEIROS
DESIGNED BY:	J.DEMEDEIROS
CHECKED BY:	M.ROSSINI
APPROVED BY:	J.CURTIS

ELECTRICAL DETAILS - 1

SCALE: NO SCALE

E-501

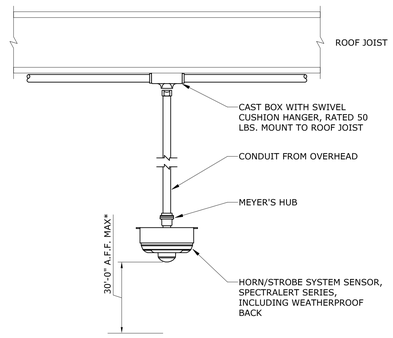
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Plotted On: 4/7/2026 4:04:23 PM
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By:J.DEMEDEIROS



(*) MULTIPLE MOTORS AND CONTROLLERS. SEE PLANS.

HVAC UNIT SMOKE/EMERGENCY SHUTDOWN AND SMOKE ISOLATION SYSTEM DIAGRAM

SCALE: NONE

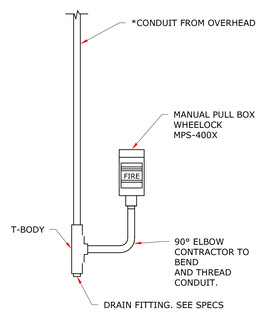


NOTES:

1. SEE SPECIFICATIONS AND GENERAL NOTES FOR MOUNTING DETAILS.
2. * CONSULT ENGINEER IF HEIGHT EXCEEDS 30'-0"

PENDANT MOUNTED HORN/STROBE INSTALLATION

SCALE: NONE



NOTES:

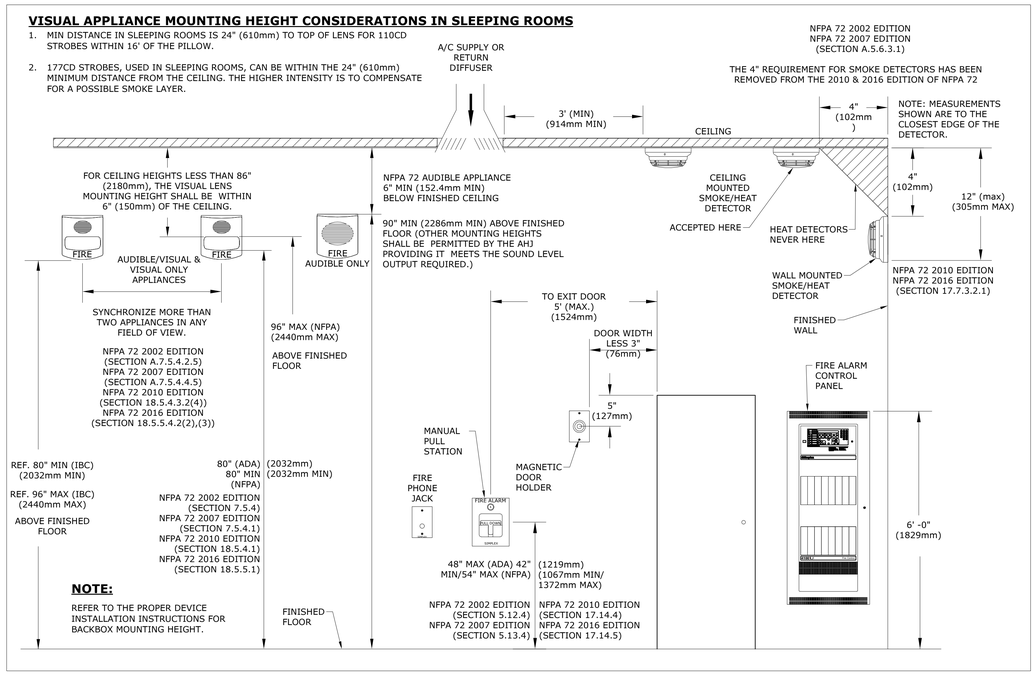
1. SEE SPECIFICATIONS AND GENERAL NOTES FOR MOUNTING DETAILS.
2. * CONDUIT TYPE PER NEMA CLASSIFICATIONS AND SPECIFICATIONS.

MANUAL PULL-BOX INSTALLATION - NEMA 3R

NO SCALE

VISUAL APPLIANCE MOUNTING HEIGHT CONSIDERATIONS IN SLEEPING ROOMS

1. MIN DISTANCE IN SLEEPING ROOMS IS 24" (610mm) TO TOP OF LENS FOR 110CD STROBES WITHIN 16' OF THE PILLOW.
2. 177CD STROBES, USED IN SLEEPING ROOMS, CAN BE WITHIN THE 24" (610mm) MINIMUM DISTANCE FROM THE CEILING. THE HIGHER INTENSITY IS TO COMPENSATE FOR A POSSIBLE SMOKE LAYER.

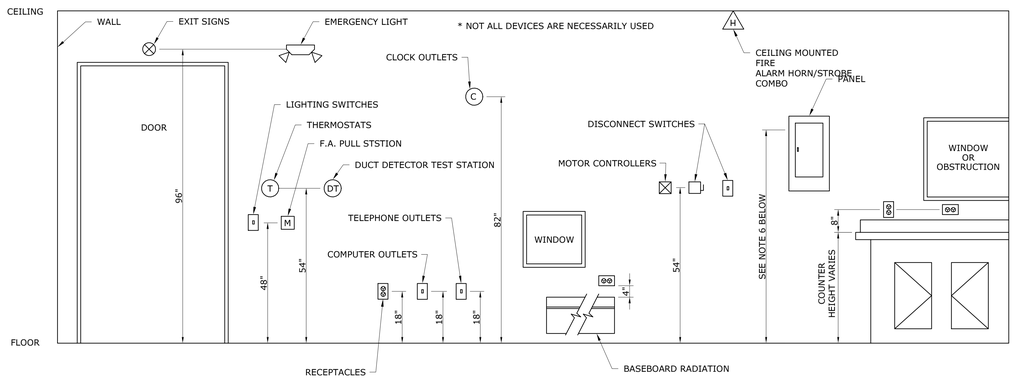


NOTE:

REFER TO THE PROPER DEVICE INSTALLATION INSTRUCTIONS FOR BACKBOX MOUNTING HEIGHT.

DEVICE MOUNTING HEIGHTS ELEVATION (PER NFPA 72)

SCALE: NONE



NOTES:

1. THE ABOVE MOUNTING HEIGHTS SHALL APPLY TO ALL DEVICES UNLESS NOTED OTHERWISE ON THE PLANS. ALL NOTED DIMENSIONS ARE TO THE CENTERLINE OF THE DEVICE FROM THE FINISHED FLOOR.
2. WHERE EXISTING OR SPECIAL CONDITIONS PREVENT THE INSTALLATION OF DEVICES AT THE ABOVE HEIGHTS, THE EC SHALL VERIFY HEIGHTS ON SITE WITH THE CONSTRUCTION MANAGER PRIOR TO ROUGHIN.
3. ALL DEVICES IN FINISHED AREAS SHALL BE INSTALLED IN FLUSH DEVICE BOXES. NO SURFACE BOXES SHALL BE ALLOWED WITHOUT PRIOR APPROVAL OF THE ARCHITECT.
4. EC SHALL VERIFY FINAL WORKBENCH, COUNTER, CABINET OR VANITY HEIGHTS INCLUDING BACKSPLASH, ON SITE WITH THE CONSTRUCTION MANAGER PRIOR TO INSTALLATION OF BOXES.
5. INSTALL RECEPTACLES HORIZONTALLY, 4" ABOVE ALL BASEBOARD RADIATION.
6. INSTALL PANELBOARDS SUCH THAT HIGHEST CIRCUIT BREAKER IS NO HIGHER THAN 6'-6" AFF.

DEVICE MOUNTING HEIGHTS ELEVATION

SCALE: NONE

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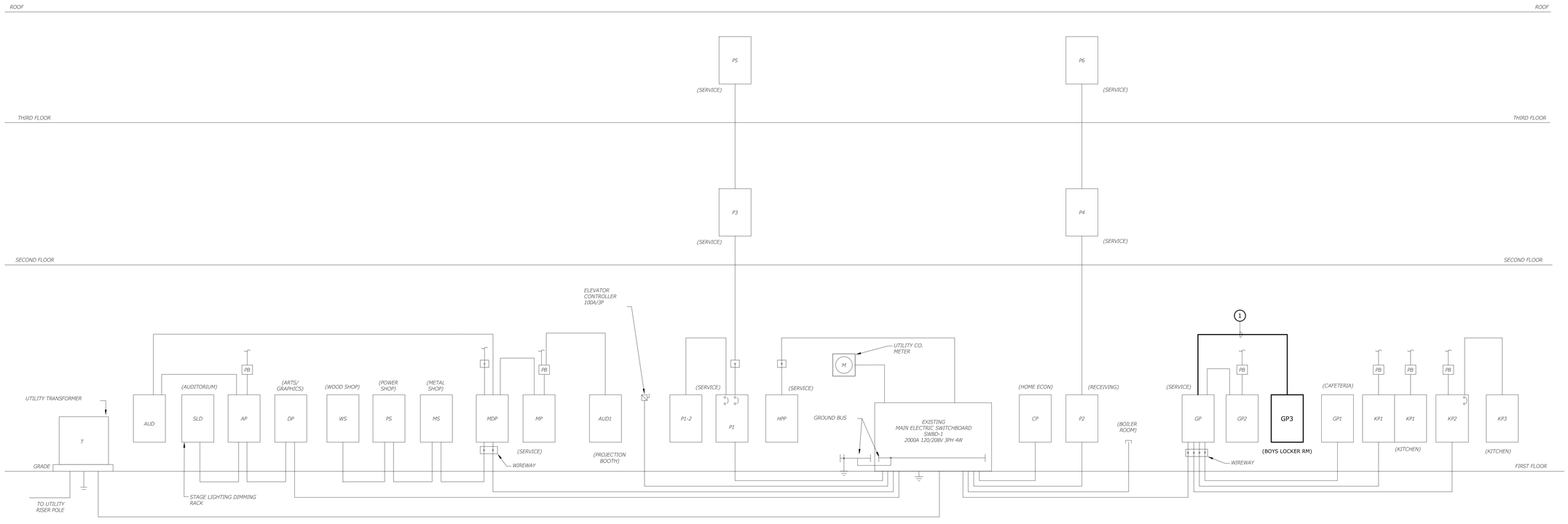
PROJECT NO:	G50384-103
DATE:	4/8/2026
FILE:	G50384-103-E-502
DRAWN BY:	J.DEMEDEIROS
DESIGNED BY:	J.DEMEDEIROS
CHECKED BY:	M.ROSSINI
APPROVED BY:	J.CURTIS

ELECTRICAL DETAILS - 2

SCALE: NO SCALE

E-502

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By: J.DEMEDEIROS



PROPOSED POWER RISER DIAGRAM

NO SCALE

POWER RISER KEYNOTES

1. REFER TO ELECTRICAL SCHEDULES ON DRAWING E-701 FOR PANEL GP3 FEEDER CONDUCTOR AND CONDUIT SIZE AND QUANTITY.

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PROJECT NO:	G50384-103
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FILE:	G50384-103-E-601
DRAWN BY:	J.DEMEDEIROS
DESIGNED BY:	J.DEMEDEIROS
CHECKED BY:	M.ROSSINI
APPROVED BY:	J.CURTIS

ELECTRICAL POWER RISER DIAGRAM

SCALE: NO SCALE

E-601

Last Saved:4/7/2026 4:04:25 PM By:J.DEMEDEIROS
Plotted On: 4/7/2026 4:04:25 PM
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FIRE ALARM RISER LEGEND:

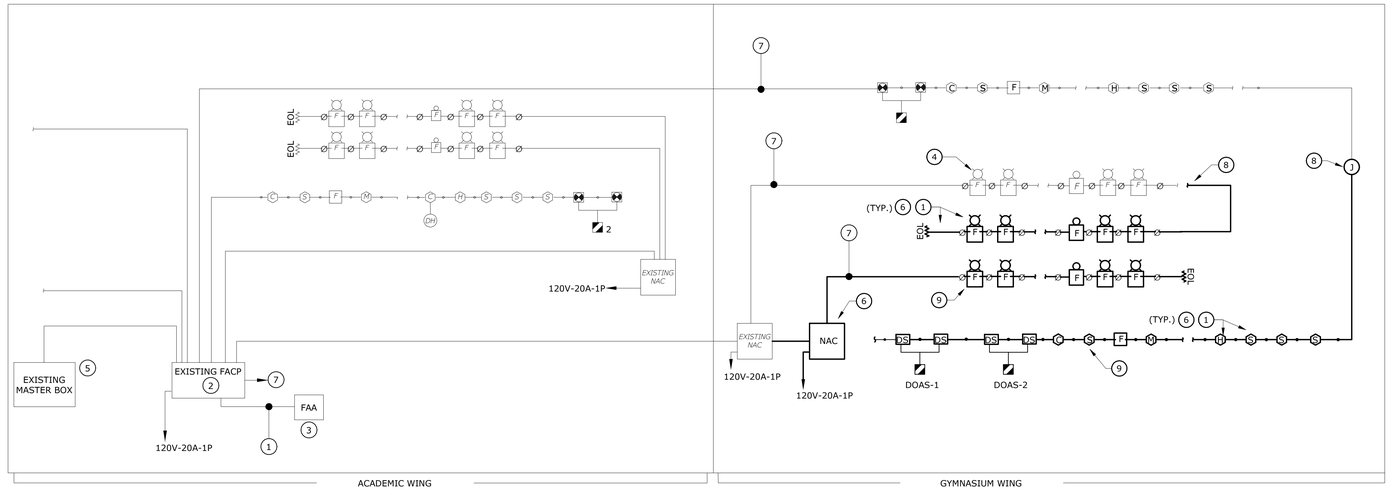
- CLASS "B" ADDRESSABLE LOOP.
- CLASS "B" AUDIO EVAC. CIRCUIT AND SEPARATE CLASS "B" STOBE / VISUAL CIRCUIT.
- INDICATES CONTINUATION OF WIRING TYPE.

KEY NOTES:

1. PROVIDE 3/4" CONDUIT WITH RED JUNCTION BOXES AND CONNECTORS FOR ALL NEW WORK. CONNECT TO EXISTING NETWORK.
2. MAINTAIN AMD PROTECT EXISTING FIRE ALARM CONTROL PANEL (FACP) WITH BATTERIES, AMPLIFIERS, ETC. OBTAIN LAST NFPA 72 TESTING REPORT AND IDENTIFY ANY OUTSTANDING OPEN ISSUES. TEST FIRE ALARM SYSTEM PRIOR TO ANY WORK AND ADDRESS ANY REPAIRS OR REPROGRAMMING UPDATES IDENTIFIED BY FIRE ALARM TEST PRIOR TO BEGINNING ANY WORK.
3. UPDATE ALL FIRE ALARM REMOTE ANNUNCIATOR (FAA) LABELING TO REFLECT NEW WORK INSTALLED. SEE FLOOR PLANS AND SPECIFICATIONS FOR ADDITIONAL INFORMATION AND REQUIREMENTS.
4. THE EXISTING FIRE ALARM SYSTEM, ALL DEVICES AND WIRING SHALL REMAIN AND BE PROTECTED FROM DAMAGE. EXISTING RELOCATED FIRE ALARM DEVICES SHALL BE MOUNTED IN THEIR ORIGINAL POSITIONS AS INDICATED ON DRAWINGS. ANY DAMAGED DEVICES SHALL BE REPLACED AND REINSTALLED AT NO COST TO THE OWNER. UPON COMPLETION OF ALL WORK THE FIRE ALARM SYSTEM SHALL BE TESTED AND ACCEPTED BY THE OWNER.
5. MAINTAIN AND PROTECT EXISTING MASTER BOX.
6. PROVIDE NEW FIRE ALARM SYSTEM EQUIPMENT AS INDICATED INCLUDING NOTIFICATION APPLIANCE CIRCUIT POWER SUPPLIES, TERMINATIONS, REPROGRAMMING, AND RELABELING. PROVIDE (1) NAC PANEL TO ACCOMMODATE NEW DEVICES. SEE SPECIFICATIONS FOR ADDITIONAL INFORMATION.
7. PROTECT AND SUPPORT ALL EXISTING FIRE ALARM WIRING ABOVE CEILINGS. SECURE TO BUILDING STRUCTURE TO PREVENT DAMAGE.
8. INTERCEPT AND EXTEND FIRE ALARM CIRCUITRY AS NECESSARY TO ADD NEW FIRE ALARM DEVICES. REFER TO FIRE ALARM FLOOR PLAN DRAWINGS FOR EXACT QUANTITIES.
9. AFTER THE ADDITION OF NEW FIRE ALARM DEVICES AND EQUIPMENT PROVIDE TESTING OF FIRE ALARM SYSTEM. FIRE ALARM SYSTEM SHALL MEET REQUIREMENTS FOR ACCEPTANCE BY THE GARDNER FIRE DEPARTMENT.

FIRE ALARM NOTES:

1. RISER DIAGRAM IS PARTIAL AND DOES NOT SHOW ENTIRE SYSTEM. REFER TO FLOOR PLANS FOR EXACT LOCATIONS AND QUANTITIES OF ALL EQUIPMENT AND DEVICES.
2. ALL WIRING SHALL BE INSTALLED IN CONDUIT IN ACCORDANCE WITH MANUFACTURERS' WIRING DIAGRAMS.
3. EACH AREA SHALL BE PROVIDED WITH THE FOLLOWING FROM THE FACP / REMOTE PANELS:
   a. ADDRESSABLE CLASS "B" LOOP FOR ALL INITIATING DEVICES.
   b. 24V POWER FOR ADDRESSABLE MODULES (CONTROL, MONITOR).
   c. CLASS 'B' AUDIO CIRCUITS & STROBE/HANDICAP LIGHT CIRCUITS.
4. PROVIDE BREAKER LOCKS IN PANELBOARD(S) SUPPLYING POWER TO FIRE ALARM SYSTEM'S POWER SUPPLIES AND BATTERY CHARGERS.
5. FIELD COORDINATE WITH THE CONSTRUCTION MANAGER THE LOCATION OF ALL FIRE ALARM DATA GATHERING/NAC PANELS (NAC), CONDUIT RISERS AND THE CLASS 'B' NETWORK CONDUIT PRIOR TO ROUGH-IN.
6. ALTHOUGH NOT ALL PULL BOXES ARE SHOWN, IT IS THE INTENT OF THIS DOCUMENT, THAT THERE SHALL NOT BE MORE THAN (4) 90° BENDS IN ANY ONE CONDUIT RUN.
7. MONITOR MODULES SHALL BE USED TO MONITOR THE STATUS OF VARIOUS SYSTEMS IN THE BUILDING INCLUDING, BUT NOT LIMITED TO, THE FOLLOWING TYPES OF EQUIPMENT; FIRE SHUTTERS/DAMPERS, FIRE SUPPRESSION SYSTEM COMPONENTS, ROOF SMOKE HATCHES, MASTER BOX, REFRIGERANT MONITORING SYSTEM, ETC. REFER TO THE SPECIFICATION AND DRAWINGS FOR ADDITIONAL INFORMATION AND SYSTEM LOCATIONS.
8. CONTROL MODULES SHALL BE USED TO CONTROL VARIOUS FIRE ALARM SYSTEM AND BUILDING SYSTEM DEVICES INCLUDING BUT NOT LIMITED TO THE FOLLOWING; FIRE SHUTTERS/DAMPERS, SECURE DOORS CONTROLLED BY MAG-LOCKS, ETC. REFER TO THE SPECIFICATIONS AND DRAWINGS FOR ADDITIONAL INFORMATION AND SYSTEM LOCATIONS.
9. PROVIDE ALL REQUIRED 120VAC BRANCH CIRCUITS.
10. PROTECT ALL EXISTING SMOKE DETECTORS FROM DUST AND DIRT DURING CONSTRUCTION PERIOD.



FIRE ALARM RISER DIAGRAM

SCALE: NTS

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PROJECT NO:	G50384-103
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FILE:	G50384-103-E-602
DRAWN BY:	J.DEMEDEIROS
DESIGNED BY:	J.DEMEDEIROS
CHECKED BY:	M.ROSSINI
APPROVED BY:	J.CURTIS

FIRE ALARM RISER DIAGRAM

SCALE: NO SCALE

E-602

Last Saved:4/7/2026 4:04:26 PM
Plotted On: 4/7/2026 4:04:26 PM
By:J.DEMEDEIROS
Tighe & Bond Autodesk Docs://7233-Gardner HS Locker Room/G-0384-103_MEP-N26.rvt

VOLTAGE (L-L): 208 PHASE: 3 WIRE: | VA, L1 | 93,630 | PANEL NO. | GP
VOLTAGE (L-N): 120 | VA, L2 | 96,635
MAIN BUS: 1200 AMPS | VA, L3 | 95,742 | LOCATION: | SERVICE RM. - GYMNASIUM WING
MAIN BREAKER: 1000 A FRAME 1000 A TRIP | NOTES: | PXR-10 TRIP UNITS
MOUNTING: SURFACE kAIC: 65 | TOTAL VA | 286,007
INCOMING FEEDER SIZE: EXISTING 12-600KCMIL(AL),3#1(AL),3-4"C.

WIRE SIZE	CONDUIT SIZE	DIRECTORY	VA LOAD L1	VA LOAD L2	VA LOAD L3	CKT.	AMPS		AMPS	CKT.	VA LOAD L1	VA LOAD L2	VA LOAD L3	DIRECTORY	CONDUIT SIZE	WIRE SIZE
4#3/0 & 1#6G	2"	PANEL GP1 (CAFETERIA)	15,360			1	200		350	2	27,000			PANEL KP1 (KITCHEN)	4"	4-500 & 1#3G
-	-	|		15,360		3	|		|	4		27,000		|	-	-
-	-	|			15,360	5	|		|	6			27,000	|	-	-
8-500 & 2#3G	**(2) 4"**	**PANEL GP3 (EQUIPMENT RM)**	**15,620**			7	**400**		225	8	21,900			PANEL GP2	3"	4#250 & #4G
-	-	|		**19,825**		9	|		|	10		20,700		|	-	-
-	-	|			**18,932**	11	|		|	12			20,700	|	-	-
8-250 & 2#2G	(2) 3"	PANEL KP2 (KITCHEN)	13,750			13	500		250	14				SPARE	-	-
-	-	|		13,750		15	|		|	16				|	-	-
-	-	|			13,750	17	|		|	18				|	-	-
-	-	SPARE				19	225		225	20				SPARE	-	-
-	-	|				21	|		|	22				|	-	-
-	-	|				23	|		|	24				|	-	-
-	-	SPARE				25	100		100	26				SPARE	-	-
-	-	|				27	|		|	28				|	-	-
-	-	|				29	|		|	30				|	-	-
-	-	SPACE AND HARDWARE				31				32				SPACE AND HARDWARE	-	-
-	-	SPACE AND HARDWARE				33				34				SPACE AND HARDWARE	-	-
-	-	SPACE AND HARDWARE				35				36				SPACE AND HARDWARE	-	-
-	-	SPACE AND HARDWARE				37				38				SPACE AND HARDWARE	-	-
-	-	SPACE AND HARDWARE				39				40				SPACE AND HARDWARE	-	-
-	-	SPACE AND HARDWARE				41				42				SPACE AND HARDWARE	-	-

VOLTAGE (L-L): 208 PHASE: 3 WIRE: 4 | VA, L1 | 27,337 | PANEL NO. | GP2
VOLTAGE (L-N): 120 | VA, L2 | 28,662
MAIN BUS: 225 AMPS | VA, L3 | 27,140 | LOCATION: | SERVICE ROOM - GYMNASIUM WING
MAIN BREAKER: A FRAME A TRIP | NOTES:
MOUNTING: SURFACE kAIC: 65 | TOTAL VA | 83,139
INCOMING FEEDER SIZE: 4-250KCM, 1#4G. 3"C.

WIRE SIZE	CONDUIT SIZE	DIRECTORY	VA LOAD L1	VA LOAD L2	VA LOAD L3	CKT.	AMPS		AMPS	CKT.	VA LOAD L1	VA LOAD L2	VA LOAD L3	DIRECTORY	CONDUIT SIZE	WIRE SIZE
2#12 & 1#12G	3/4"	EXHAUST FAN 14	1,200			1	20		20	2	1,200			RECEPT. GYM CORR.	3/4"	2#12 & 1#12G
2#12 & 1#12G	3/4"	RECEPTACLES VESTIBULE		1,200		3	20		20	4		1,200		RECEPT. GYM CORR.	3/4"	2#12 & 1#12G
2#12 & 1#12G	3/4"	HEATER VESTIBULE			1,200	5	20		20	6			1,200	RECEPT. GYM CORR.	3/4"	2#12 & 1#12G
2#12 & 1#12G	3/4"	RECEPT.GIRLS CORR	1,200			7	20		20	8	1,200			HAND DRYER GIRLS RM	3/4"	2#12 & 1#12G
2#12 & 1#12G	**3/4"**	**NAC PANEL**		**960**		9	**20**		**20**	10		**1,620**		**WEIGHT ROOM RECEPT.**	**3/4"**	**2#12 & 1#12G**
2#12 & 1#12G	3/4"	HAND DRYER BOYS			1,200	11	20		20	12			1,200	CORRIDOR & WEIGHT RM. RECEPT.	3/4"	2#12 & 1#12G
3#12 & 1#12G	3/4"	H+V GYM	-			13	20		20	14	360			GIRLS BATH HAND DRYER	3/4"	2#12 & 1#12G
-	-	|		-		15	|		20	16					-	-
-	-	|			-	17	|		20	18					-	-
2#12 & 1#12G	3/4"	LIGHTS MAIN GYM	1,200			19	20		20	20	1,200			LIGHTS GYM	3/4"	2#12 & 1#12G
2#12 & 1#12G	3/4"	LIGHTS MAIN GYM EM		1,200		21	20		20	22		1,200		LIGHTS GYM	3/4"	2#12 & 1#12G
2#12 & 1#12G	3/4"	LIGHTS MAIN GYM EM			1,200	23	20		20	24			1,200	LIGHTS GYM	3/4"	2#12 & 1#12G
2#12 & 1#12G	3/4"	LIGHTS ELECTRIC ROOM	1,200			25	20		**20**	26	**582**			**LOCKER, STORAGE RM LIGHTS**	**3/4"**	**2#12 & 1#12G**
2#12 & 1#12G	3/4"	LIGHTS GIRLS ROOM		1,200		27	20		**20**	28		**1,260**		**LOCKER, TEAM RM (RECEPT)**	**3/4"**	**2#12 & 1#12G**
2#12 & 1#12G	3/4"	MAIN DISTR. FRAME			1,200	29	20		**20**	30			**158**	**SHOWER LIGHTS**	**3/4"**	**2#12 & 1#12G**
2#12 & 1#12G	**3/4"**	**WEIGHT, TEAM RM LIGHTS**	**613**			31	**20**		20	32	180			LIGHTS CORRIDOR	3/4"	2#12 & 1#12G
2#12 & 1#12G	3/4"	DATA RACK/NAC		-		33	20		**20**	34		**1,620**		**WEIGHT, STORAGE, TEAM RM RECEPT.**	**3/4"**	**2#12 & 1#12G**
2#12 & 1#12G	3/4"	LIGHTS MAIN GYM			1,200	35	20		**20**	36			**180**	**DOAS-2 RECEPT**	**3/4"**	**2#12 & 1#12G**
3#12 & 1#12G	3/4"	ROOF FAN #10	-			37	20		**100**	38	**8,502**			**DOAS-2**	**1 1/2"**	**3#1 & 1#8G**
-	-	|		-		39	|		|	40		**8,502**		|	-	-
-	-	|			-	41	|		|	42			**8,502**	|	-	-

VOLTAGE (L-L): **208** PHASE: **3** WIRE: **4** | VA, L1 | 15,620 | PANEL NO. | **PANEL GP3**
VOLTAGE (L-N): **120** | VA, L2 | 19,825
MAIN BUS: **400** AMPS | VA, L3 | 18,932 | LOCATION: | FIRST FLOOR -GYMNASIUM WING
MAIN BREAKER: **400** A TRIP | NOTES: | PROVIDE DOUBLE LUGS CAPABALE OF
MOUNTING: SURFACE kAIC: **22** | TOTAL VA | 54,377 | ACCOMODATING STATED FEEDER SIZE
INCOMING FEEDER SIZE: 8-#500, 2#3G. 2-4"C.

WIRE SIZE	CONDUIT SIZE	DIRECTORY	VA LOAD L1	VA LOAD L2	VA LOAD L3	CKT.	AMPS		AMPS	CKT.	VA LOAD L1	VA LOAD L2	VA LOAD L3	DIRECTORY	CONDUIT SIZE	WIRE SIZE
3#1/0 & 1#6G	**1 1/2"**	**DOAS-1**	**11000**			1	**125**		**20**	2	**1,620**			**STORAGE & CONFERENCE (RECEPT)**	**3/4"**	**2#12 & 1#12G**
-	-	|		**11000**		3	|		**20**	4		**1,260**		**LOCKER & TEAM RM 3 (RECEPT)**	**3/4"**	**2#12 & 1#12G**
-	-	|			**11000**	5	|		**20**	6			**1,260**	**EQUIPMENT & TEAM (RECEPT)**	**3/4"**	**2#12 & 1#12G**
2#12 & 1#12G	**3/4"**	**DOAS-1 (RECEPT)**	**180**			7	**20**		**30**	8	**1,440**			**DRYER (RECEPT)**	**3/4"**	**2#10 & 1#10G**
2#6 & 1#10G	**1"**	**CU-1**		**4025**		9	**50**		|	10		**1,440**		|	-	-
-	-	|			**4025**	11	|		**30**	12			**1,440**	**WASHER (RECEPT)**	**3/4"**	**2#10 & 1#10G**
2#12 & 1#12G	**3/4"**	**CU-1 (RECEPT)**	**180**			13	**20**		**20**	14	**1,200**			**ICE MAKER**	**3/4"**	**2#12 & 1#12G**
2#12 & 1#12G	**3/4"**	**TRAINING, EQUIPMENT, TEAM RM (RECEPT)**		**480**		15	**20**		**20**	16		**1,620**		**TRAINING RM (RECEPT)**	**3/4"**	**2#12 & 1#12G**
2#12 & 1#12G	**3/4"**	**BOYS LOCKER RM LIGHTS**			**1027**	17	**20**		**20**	18			**180**	**TRAINING RM BATHROOM (RECEPT)**	**3/4"**	**2#12 & 1#12G**
-	-	**SPARE**	-			19	**20**		**30**	20	-			**SPARE**	-	-
-	-	**SPARE**		-		21	**30**		|	22		-		|	-	-
-	-	**SPARE**			-	23	**20**		**50**	24			-	**SPARE**	-	-
-	-	**SPARE**	-			25	**20**		|	26	-			|	-	-
-	-	SPACE				27	20		20	28				SPACE	-	-
-	-	SPACE				29	20		20	30				SPACE	-	-
-	-	SPACE				31	20		20	32				SPACE	-	-
-	-	SPACE				33	20		20	34				SPACE	-	-
-	-	SPACE				35	20		20	36				SPACE	-	-
-	-	SPACE				37	20		**30**	38	-			**SPD**	**3/4"**	**4#10 & 1#10G**
-	-	SPACE				39	20		|	40		-		|	-	-
-	-	SPACE				41	20		|	42			-	|	-	-

STANDARD LIGHTING FIXTURE SCHEDULE

TYPE	FIXTURE DESCRIPTION	MANUFACTURER: BOD MANUFACTURER	MANUFACTURER: BOD CATALOG NUMBER	LAMP DATA: WATTS	LUMEN	TYPE	K	VOLT	KEY NOTES
A-#	4"W RECESSED LINEAR LED, LENGTHS PER PLANS, DIE FORMED STEEL HOUSING AND END CAPS, 2 SDCM, SOFT DIFFUSE ACRYLIC LENS, 90 CRI, WHITE FINISH. CEILING TYPE TBD.	LITE CONTROL	4L-XX-D-LENGTH-SOF-C1-35K9-D030-D01-1C-UNV	2.5 / ft	300 / ft	LED	3500	UNV	1,2,3
A6-A	SAME AS ABOVE (A-#) EXCEPT HIGHER LUMEN OUTPUT	LITE CONTROL	4L-XX-D-6'-0"-06-SOF-C1-35K9-D050-D01-1C-UNV	4.1 / ft	500 / ft	LED	3500	UNV	1,2,3
B	4" APERTURE RECESSED LED, NEW CONSTRUCTION HOUSING, DIE CAST ALUMINUM FIXTURE MODULE, 5.2" FIXTURE HEIGHT, 2 SDCM, 90 CRI, WIDE DISTRIBUTION, 55 DEGREE CUTOFF, SELF FLANGED SPUN ALUMINUM SPECULAR REFLECTOR, WET RATED	PRESCOLITE	LFCR-4RD-H/LFCR-4D-MN-20L-35K-9-WD-DM1/LFCR-4RDT-WD-S	21.3	2034	LED	3500	UNV	1
B1	4" APERTURE RECESSED LED, NEW CONSTRUCTION HOUSING, DIE CAST ALUMINUM FIXTURE MODULE, 3.9" FIXTURE HEIGHT, 2 SDCM, 90 CRI, WIDE DISTRIBUTION, 55 DEGREE CUTOFF, NON-CONDUCTIVE SHOWER RATED TRIM WITH MICRO PRISMATIC ACRYLIC LENS, WHITE FLANGE, IP65 RATED.	PRESCOLITE	LFCR-4RD-H/LFCR-4D-MN-10L-35K-9-WD-DM1/LFCR-4RD-T-SH-WD-WT	11.2	1062	LED	3500	UNV	1
B2	4" APERTURE RECESSED LED, NEW CONSTRUCTION HOUSING, DIE CAST ALUMINUM FIXTURE MODULE, 5.2" FIXTURE HEIGHT, 2 SDCM, 90 CRI, WIDE DISTRIBUTION, 55 DEGREE CUTOFF, SELF FLANGED SPUN ALUMINUM SPECULAR REFLECTOR, WET RATED	PRESCOLITE	LFCR-4RD-H/LFCR-4D-MN-10L-35K-9-WD-DM1/LFCR-4RD-T--WD-S	11.2	1062	LED	3500	UNV	1
C-#	4"W RECESSED PERIMETER LED, 2" REGRESSED DEPTH, LENGTHS PER PLANS, DIE FORMED STEEL HOUSING AND END CAPS, 2 SDCM, SOFT DIFFUSE ACRYLIC LENS, 90 CRI, WHITE FINISH. CEILING TYPE TBD.	LITE CONTROL	4L-WS2-XX-D-LENGTH-SOF-C1-35K9-D050-D01-1C-UNV	4.2 / ft	500 / ft	LED	3500	UNV	1,2,3
EM	EMERGENCY LED WALL UNIT, IMPACT RESISTANT THERMOPLASTIC, SELF DIAGNOSTICS, LITHIUM IRON PHOSPHATE BATTERY, WHITE FINISH	EVENLITE	TEBL3W-SD	6	600	LED	N/A	UNV	
EX	THERMOPLASTIC LED EXIT SIGN, RED LETTERS, NICKEL CADIUM BATTERY, WHITE FINISH	EVENLITE	TLX-EM-RU-W	2	N/A	LED	N/A	UNV	

NOTES:

1 CONFIRM CEILING CONSTRUCTION PRIOR TO ORDERING LUMINAIRES. COORDINATE CEILING TYPES AND MOUNTING REQUIREMENTS WITH GENERAL CONTRACTOR
2 "#" REFERS TO LENGTH OF FIXTURE
3 WATTAGE AMD LUMEN VALUES DEPENDENT ON LENGTH OF FIXTURE

Tighe & Bond

arc.
Architectural Resources Cambridge, Inc.
501 Boylston Street
Suite 4101
Boston, MA 02116
arcusa.com | 617.547.2200
info@arcusa.com

Gardner High School Locker Room Renovation Project

City of Gardner

Gardner, Massachusetts

MARK	DATE	DESCRIPTION
	4/8/2026	ISSUED FOR BIDDING

PROJECT NO:	G50384-103
DATE:	4/8/2026
FILE:	G50384-103-E-701
DRAWN BY:	J.DEMEDEIROS
DESIGNED BY:	J.DEMEDEIROS
CHECKED BY:	M.ROSSINI
APPROVED BY:	J.CURTIS

ELECTRICAL SCHEDULES

SCALE: NO SCALE

E-701

Last Saved:4/7/2026 4:04:34 PM By:J.DEMEDEIROS
Plotted On: 4/7/2026 4:04:34 PM
Tighe & Bond Autodesk Docs://23231-Gardner HS Locker Room/G-03384-103_MEP-R26.rvt

City of Gardner - ***Executive Department***

Mayor Michael J. Nicholson

June 11, 2026

Hon. George C. Tyros, Council President
And City Councilors
Gardner City Hall, Rm 121
95 Pleasant Street
Gardner, MA 01440

RE: An Order Transferring the Sum of $100,000.00 from Various Salary Accounts Overseen by the Gardner Health Department to the Landfill Closure Enterprise Expense Account- Repairs to Pumps

Dear Mr. President and Councilors,

As you are aware, the City has undertaken to repair the leachate pumps at the former solid waste landfill located on West Street.

The work has begun and the Health Department was recently informed of a change order for the project that needs to be put through in order for the project to proceed, as they found additional repairs that need to be made to the pump system.

The Health Director is requesting that surplus salary appropriations be transferred to the Landfill Closure Expense Account – Repairs to Pumps in order to cover the cost of the additional work that needs to be done to bring this system into compliance.

The surplus appropriation was caused due to the various vacancies due to staff changes within the department over the course of the fiscal year.

Respectfully Submitted,

Michael J. Nicholson
Mayor, City of Gardner

AN ORDER TRANSFERRING THE SUM OF $100,000.00 FROM VARIOUS HEALTH DEPARTMENT SALARY APPROPRIATIONS TO THE LANDFILL CLOSURE ENTERPRISE REPAIRS TO PUMPS ACCOUNT

ORDERED:

That the sum of ONE HUNDRED THOUSAND DOLLARS AND NO CENTS ($100,000.00) be transferred from the following accounts as follows:

Health Assistant Director Salary (15512-51011) $20,000.00

Health Admin Coordinator Salary (15512-51012) $35,000.00

Solid Waste Transfer Station Supervisor Salary (65430-51011).....$28,000.00

Solid Waste Assistant Director Salary (65430-51013) $5,000.00

Solid Waste Admin Asst Salary (65430-51013).....$4,000.00

Solid Waste Transfer Station Monitor Salary (65430-51018).....$8,000.00

Be transferred and deposited into the Landfill Closure Enterprise Repairs to Pumps Expense Account (64433-52031)

City of Gardner - ***Executive Department***

Mayor Michael J. Nicholson

June 11, 2026

Hon. George C. Tyros, Council President
And City Councilors
Gardner City Hall, Rm 121
95 Pleasant Street
Gardner, MA 01440

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The work has begun and the Health Department was recently informed of a change order for the project that needs to be put through in order for the project to proceed, as they found additional repairs that need to be made to the pump system.

The Health Director is requesting that surplus salary appropriations be transferred to the Landfill Closure Expense Account – Repairs to Pumps in order to cover the cost of the additional work that needs to be done to bring this system into compliance.

The surplus appropriation was caused due to the various vacancies due to staff changes within the department over the course of the fiscal year.

Respectfully Submitted,

Michael J. Nicholson
Mayor, City of Gardner

City of Gardner - ***Executive Department***

Mayor Michael J. Nicholson

June 11, 2026

Hon. George C. Tyros, Council President
And City Councilors
Gardner City Hall, Rm 121
95 Pleasant Street
Gardner, MA 01440

RE: An Order Appropriating $573,186.00 from Free Cash to Department of Public Works Snow and Ice Account

Dear Mr. President and Councilors,

Attached, please find a request for a Free Cash Appropriation to cover the existing deficit in the Snow and Ice account for this past year.

As you may be aware, Snow and Ice is the only budgetary line item that the City is legally allowed to deficit spend in, since one can never truly predict what the winter weather will bring during the budget process. As such, the guidance from the Department of Revenue is to fund the account at a minimal level and then go back and re-fill the account out of free cash.

While this is something that can be amortized over a period of three years due to the unpredictability of how much snow and ice a community receives, Gardner has traditionally funded this from free cash to close out the deficit before the fiscal year is over.

The City budgeted $300,000 originally this year for this purpose. This Free Cash appropriation request is for all costs that came in above that $300,000 budget. The amount included here also takes into account the recent funding approved in the Supplemental Budget adopted by the state legislature last week to provide funding assistance to cities and towns due to the high snow falls this past winter. From this, Gardner is anticipated to receive $250,794 toward our snow and ice deficit of $864,578. This also takes into account the City is expected to receive as a result of an EFT fraud as a reimbursement from the bank and from the City's insurance provider.

The total amount spent on snow and ice removal for FY2026 was $1,146,578.

Respectfully Submitted,

Michael J. Nicholson
Mayor, City of Gardner

AN ORDER APPROPRIATING FROM FREE CASH TO THE DPW DEPARTMENT –SNOW & ICE REMOVAL EXPENSES ACCOUNT.

ORDERED:

That there be and is hereby appropriated the sum of Five Hundred Seventy Three Thousand One Hundred Eighty Six Dollars and No Cents ($573,186.00) from Free Cash to the DPW Department – Snow & Ice Removal Expenses Account.

City of Gardner - ***Executive Department***

Mayor Michael J. Nicholson

June 11, 2026

Hon. George C. Tyros, Council President
And City Councilors
Gardner City Hall, Rm 121
95 Pleasant Street
Gardner, MA 01440

RE: An Order Appropriating $355,000.00 from Free Cash to Fire Department Overtime

Dear Mr. President and Councilors,

As we close out the fiscal year, City Departments have been working to cover any gaps they have in funding for their departments.

By in large, the overages currently in the line items of city departments came from unanticipated cost increases after the budget was approved due to market fluctuations, staffing changes in departments, as well as others.

This appropriation request is being put forward for the Gardner Fire Department's overtime costs. The overages experienced in overtime came as a result of several reasons, including but not limited to call backs due to mutual aid and fires, modified duty due to injury, military leave, resignations, and wait time for recruits to graduate from the Fire Academy.

During FY2027, we had three (3) recruits in the academy that needed to be fully trained in order to count toward minimum staffing, requiring additional overtime shifts. Additionally, three (3) to four (4) firefighters have been on injury leave requiring overtime shifts to cover those vacancies. Additionally two (2) firefighters were deployed with their service in the US Military. Since the Fire Department is a operation with minimum staffing levels of eight (8) firefighters on duty per shift, these vacancies and absences had to be covered, creating increased overtime.

Respectfully Submitted,

Michael J. Nicholson
Mayor, City of Gardner

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 Three Hundred Fifty Five Thousand Dollars and No Cents ($355,000.00) from Free Cash to the Fire Department – Overtime Salary Expense Account.

Outlook

Re: 6/15/26 City Council Agenda Draft

From Alek Dernalowicz <adernalowicz@gardner-ma.gov>
Date Thu 6/11/2026 1:32 PM
To George Tyros <gtyros@gardner-ma.gov>; Jayen Kumar <jkumar@gardner-ma.gov>
Cc Titi Siriphan <tsiriphan@gardner-ma.gov>

I consent.

--
Aleksander H. Dernalowicz, Esq.
Ward 5 City Councillor
(978) 632-0243

From: George Tyros <gtyros@gardner-ma.gov>
Sent: Thursday, June 11, 2026 1:16 PM
To: Jayen Kumar <jkumar@gardner-ma.gov>; Alek Dernalowicz <adernalowicz@gardner-ma.gov>
Cc: Titi Siriphan <tsiriphan@gardner-ma.gov>
Subject: Re: 6/15/26 City Council Agenda Draft

Chair Dernalowicz,

I would like to request your consent in adding two items under new business:

- City Charter Section 25 Investigation Authorization into Process Failures Concerning Vendor Payments

- City Charter Section 25 Information Request to the Mayor of Compliance with City Code Article I § 464-1

George

From: Jayen Kumar <jkumar@gardner-ma.gov>
Sent: Thursday, June 11, 2026 12:06 PM
To: George Tyros <gtyros@gardner-ma.gov>
Cc: Titi Siriphan <tsiriphan@gardner-ma.gov>
Subject: Re: 6/15/26 City Council Agenda Draft

Hi President Tyros,

I have updated the agenda to include the 3 new orders Councillor Dernalowicz just approved.

-Jay