

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



CALENDAR FOR THE MEETING

of

MONDAY, FEBRUARY 2, 2026

CITY COUNCIL CHAMBER

ORDER OF BUSINESS

***AMENDED**

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)

November 3, 2025, Joint Public Hearing of the City Council and Planning Board.

VII. PUBLIC HEARINGS

11754 – High Street – National Grid to Relocate 2 Jointly Owned Poles on High Street beginning at a point approximately 10' feet south of the centerline of the intersection of High Street and Newton Street and continuing approximately 120' feet in an east direction. Relocating P30 and P31 on High Street to alleviate clearance issues to new construction being built on Newton Street. *Page 54*

VIII. COMMUNICATIONS FROM THE MAYOR

***11775** – A Communication from the Mayor Regarding the Implementation of Exhibit F of Attachment 1 of Chapter 8 of the Code of the City of Gardner, thereof entitled “Primary Non-Union Compensation Schedule.” *Page 61*

IX. PETITIONS, APPLICATIONS, COMMUNICATIONS, ETC.

X. REPORTS OF STANDING COMMITTEES

SAFETY COMMITTEE

11740 – Applications for Motor Vehicle Dealers Licenses, Class II (*pending a vote to suspend Council Rule 22*) *Page 62*

- (a) Salvadore Chevrolet, 442 West Broadway
- (b) Salvadore Chrysler-Dodge-Jeep-Ram, 442 West Broadway

11741 – Applications for Motor Vehicle Dealers Licenses, Class II (*pending a vote to suspend Council Rule 22*) *Page 66*

- (k) Blake Motors, 412 Main Street
- (l) Salvadore Chevrolet, 421 W Broadway
- (m) Salvadore Chevrolet, 249 Timpany Blvd.
- (n) JPJ Automotive, LLC, 78 East Broadway
- (o) Brian’s Auto Sales, 549 W Broadway
- (p) Osagi Enterprise, LLC., 43 Tobey Street

11742 – Applications for Motor Vehicle Dealers Licenses, Class III (*pending a vote to suspend Council Rule 22*) *Page 78*

- (b) Osagi Enterprise, LLC., Used Auto Parts Sales, 43 Tobey Street.

XI. UNFINISHED BUSINESS AND MATTERS FOR RECONSIDERATION

XII. NEW BUSINESS

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** – Item #11775, added to calendar.



JOINT PUBLIC HEARING OF NOVEMBER 3, 2025

Monday evening, November 3, 2025. The Joint Public Hearing of the City Council and Planning Board, held in the City Council Chamber, was called to order by Council President George Tyros at 6:30 o'clock p.m. for the purposed amendment involves changing the zoning of:

11688 – An Ordinance to Amend Chapter 675 of the Code of the City of Gardner, thereof entitled “Zoning” to Allow for the Operation and Use of Cottage Kitchens in Residential Districts within the City of Gardner.”

11704 – An Ordinance to Amend Chapter 675 of the Code of the City of Gardner, thereof Entitled Zoning, to Promote Housing Growth and Production in the City

City Clerk Titi Siriphan called the Roll. Present were:

Members of the City Council (9)

George C. Tyros, President
Calvin D. Brooks
Aleksander Dernalowicz
Karen G. Hardern
Dana M. Heath
Brad E. Heglin
Judy A. Mack
Paul G. Tassone
David Thibault-Muñoz

Members of the Planning Board (3)

Paul A. Cormier
Stephen E. Cormier
Robert J. Swartz

Councillors Craig Cormier and Elizabeth Kazinskas were absent.

Planning Board member Eric A. Flint was absent.

Information regarding this amendment is available for viewing in the City Clerk’s Office, the Department of Community Development and Planning (DCDP), or on the City’s webpage – www.gardner-ma.gov. All persons interested in this matter and desire to offer testimony are invited to attend the hearing.

#11688 – An Ordinance to Amend Chapter 675 of the Code of the City of Gardner, thereof entitled “Zoning” to Allow for the Operation and Use of Cottage Kitchens in Residential Districts within the City of Gardner.”

Mayor Nicholson, 131 Crestwood Drive, spoke in favor of the zoning amendment. He explained that cottage kitchens are home-based food businesses, most commonly bakeries, which are currently allowed to sell goods off-site or via delivery but not directly from the home where the food is prepared. The ordinance would allow these businesses to sell products on-site.

JOINT PUBLIC HEARING OF NOVEMBER 3, 2025

Mayor Nicholson noted that several cottage kitchens are already operating informally in the city and that at least one prospective business was discouraged after attempting to follow the proper permitting process. He emphasized the importance of supporting home-based businesses, particularly in a post-pandemic environment.

The proposed ordinance would permit cottage kitchens in all residential zoning districts while excluding commercial and industrial districts at this time, allowing the city to evaluate impacts before potential expansion.

President Tyros announced thrice if anyone would like to speak in favor. No one spoke.

President Tyros announced thrice if anyone would like to speak in opposition of the amendment. No one spoke.

President Tyros asked if there were any questions from the Council or Planning Board members.

Councillor Paul Tassone questioned if there are any restrictions on what items can be sold.

Mayor Nicholson responded that the zoning ordinances before the council do not override any aspects of the State Building Code or State Sanitary Code. All applicable requirements would still apply to any business operations, construction, or activities conducted under the amendment. All applicable building and sanitary code requirements would continue to apply.

The public hearing closed at 6:39 p.m.

President Tyros opened the public hearing on item #11704:

#11704 – An Ordinance to Amend Chapter 675 of the Code of the City of Gardner, thereof Entitled Zoning, to Promote Housing Growth and Production in the City.

Mayor Nicholson, 131 Crestwood Drive, spoke in favor of the zoning amendment. He submitted a H.O.M.E. Zoning Proposal to the Council, attached.

John Bomaci of Candor Realty, 88 Main Street, Gardner, MA, spoke in favor of the proposed ordinance amendment. He stated that parking and setback requirements have caused his company to walk away from multiple projects in Gardner, despite demand for housing. Based on tenant surveys and leasing experience, he noted that many residents own few or no vehicles, making current parking requirements overly restrictive. He said the proposed changes would make development in the area more feasible. While increased housing supply could reduce rents and impact his business in the short term, he believes Gardner is ready for growth and that additional housing would benefit the city overall.

Community Development and Planning Director Jason Stevens, spoke in favor of the zoning amendment ordinance. He stated that as Planning Director, he and his assistant are the first point of contact for residents and developers seeking to build or find housing in Gardner. He noted that his



JOINT PUBLIC HEARING OF NOVEMBER 3, 2025

department frequently assists residents looking for rental housing, home purchases, senior housing, affordable housing, and small-scale developments, demonstrating a clear need for additional housing options. Based on feedback received over his first ten months in the position, he expressed support for the amendment as a positive first step toward meeting residents' housing needs.

President Tyros announced thrice if anyone would like to speak in opposition of the amendment.

Phil Gransewicz of 14 Laurel Lane, Princeton, MA, spoke in opposition. He stated that he is a part owner of a 1.3-acre residentially zoned parcel in Gardner and raised concerns about how the overlay district boundaries were established. He questioned why the overlay zones are located only north of Route 2 and do not include South Gardner, noting that those areas contain similar residential and multifamily uses. While expressing general support for expanding the housing supply, he stated that he opposed what he viewed as arbitrary overlay boundaries and requested clarification from the Planning Commission regarding their rationale and the decision not to extend them citywide.

Mayor Nicholson responded to his concerns by explaining that the overlay district was designed based on areas with the highest concentration of existing multifamily housing and housing vacancies in the city. He stated that the boundaries were developed using assessor and GIS data and aligned with natural breaks such as Route 2, streets, and railroad lines to avoid spot zoning. He emphasized that the intent was to encourage renovation and reuse of existing multifamily properties that have lost grandfathered status. The Mayor noted he would not oppose expanding the overlay to other areas, including South Gardner, if proposed in the future. He clarified that the overlay does not remove any property rights, but instead adds flexibility by providing an additional option for multifamily development, while retaining the underlying single-family zoning for property owners who choose not to pursue it.

Councillor Calvin Brooks commented on the proposed zoning amendment. He noted that it is intended to comply with state zoning requirements and address housing availability and affordability. He stated that while he was initially concerned about increased residential density in single-family neighborhoods, he recognized that Gardner's neighborhoods have historically included a mix of housing types. Councillor Brooks expressed concern about the ordinance's reduced parking requirements and cited long-term growth in vehicle ownership despite relatively stable population levels. He questioned where additional vehicles would park, particularly during snow emergencies, and whether the changes could increase demand for public parking. He requested that the Planning Board, Community Development Department, and Mayor review the parking provisions and study their potential impacts, emphasizing the importance of moving forward thoughtfully and proactively.

Councillor David Thibault-Muñoz commented on the proposed zoning ordinance amendment. Drawing on his experience growing up in rental housing and working in neighborhoods with significant rental stock, he stated that the amendment would help address poor housing conditions often associated with limited affordability. He cited the challenges faced by young adults, including recent graduates working full-time yet unable to afford housing, and emphasized the need to address the housing affordability crisis. He stated that Gardner needs quality, affordable housing options for both renters and first-time homebuyers, particularly to allow current residents to remain in the city.

JOINT PUBLIC HEARING OF NOVEMBER 3, 2025

Councillor Karen Hardern also commented on the proposed zoning ordinance amendment, noting that the proposal has been in development for approximately a year. She described how a long-standing multifamily property in her neighborhood remained vacant after renovation due to zoning rules requiring a special permit after the loss of grandfathered status, despite no change in use. She stated that similar situations exist throughout her ward, where a significant portion of the city's multifamily housing is located and where many properties have been vacant for extended periods. Councillor Hardern emphasized that housing and renovation costs are high and that existing zoning regulations often impede reinvestment in established multifamily neighborhoods. She explained that the ordinance is intended to remove unnecessary barriers while maintaining appropriate safeguards, and that its provisions are targeted primarily to areas already developed with multifamily housing. She stated that the goal is to enable renovation and preservation of long-standing multifamily neighborhoods while balancing housing growth with local control.

President Tyros declared the public hearing closed at 7:30 PM.

Written testimony has also been submitted by the following and are attached:

- Todd O. Wheatley, Millennium Holding Group LLC, 165 Thorndike Street, Lowell, MA
- Anita Muhammad, 29-31 Franklin Ct., Gardner, MA
- Matt Rabbito, Simplified Management, Inc., Massachusetts, New Hampshire and Maine

Accepted by the City Council:

H.O.M.E. Zoning Proposal

COUNCILLOR KAREN HARDERN
MAYOR MICHAEL J. NICHOLSON
UPDATED: NOVEMBER 3, 2025

1

State of the City Address, Jan. 15, 2025

Gardner is no stranger to the housing crisis facing the Commonwealth. In the last fifteen years, Gardner has seen a population growth of approximately 5%. During the same time, the number of houses on the market has decreased by 21%, and both the average sale price of a single-family home and the average rent of an apartment increased by over 100%.

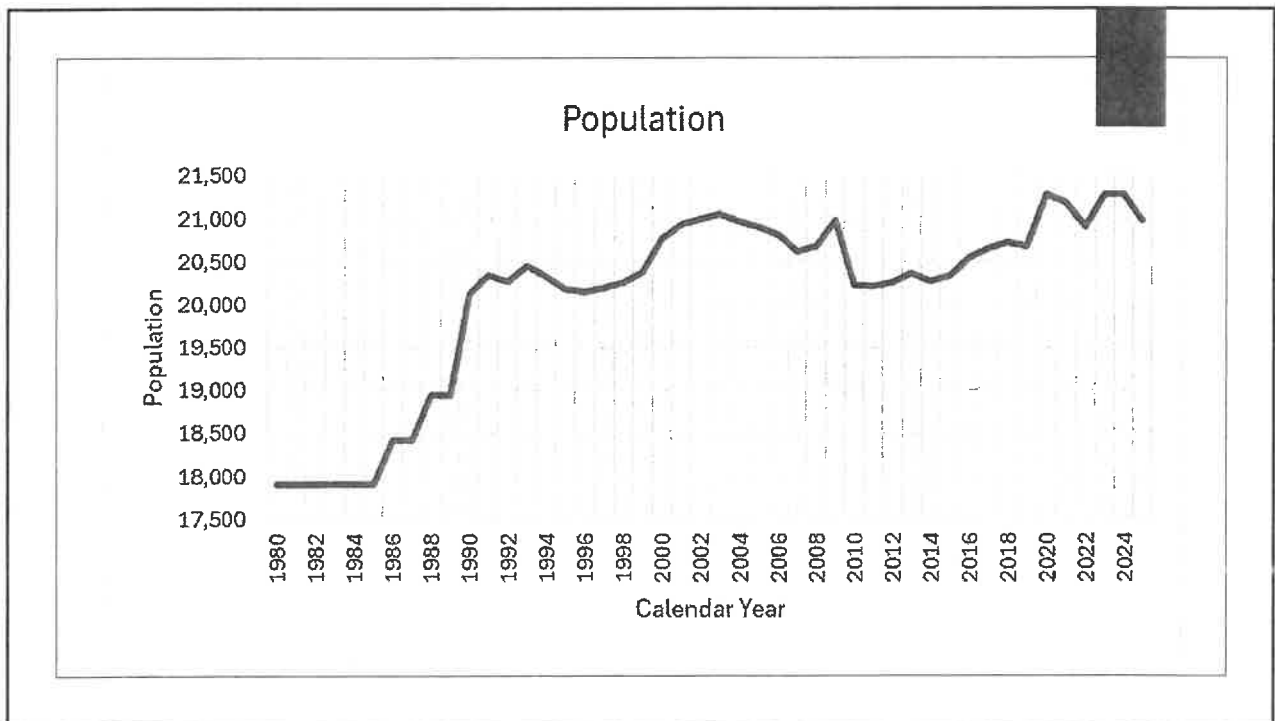
Like many other communities in the area, as more and more people relocate out to Central Massachusetts from the Greater Boston area, and as our population looks for their own housing, **we're seeing a simple Economics 101 issue of supply and demand.** The demand has skyrocketed, and the supply has stayed stagnant, and in some cases, decreased. I saw this first-hand with my experience buying my first home. After almost 2 years of looking and 38 declined offers over asking price, I was finally able to find somewhere. For many of our recent graduates or younger professionals and couples in the City - both current residents looking to stay here and new residents looking to come in - those types of odds are forcing people to look to live elsewhere.

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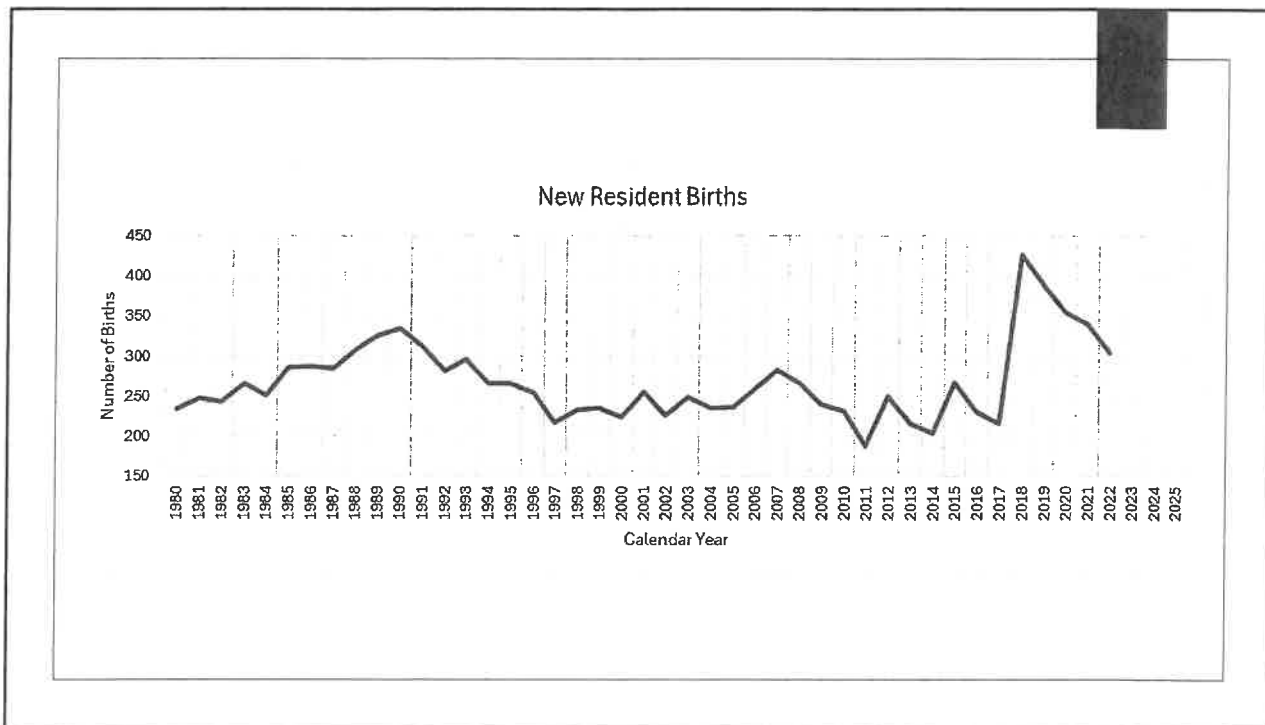
Gardner Population Data

DATA FROM FEDERAL CENSUS BUREAU, GARDNER CITY CLERK ANNUAL CENSUS, GARDNER CITY ASSESSORS OFFICE, MA DEPT OF PUBLIC HEALTH, MULTIPLE LISTING SERVICE

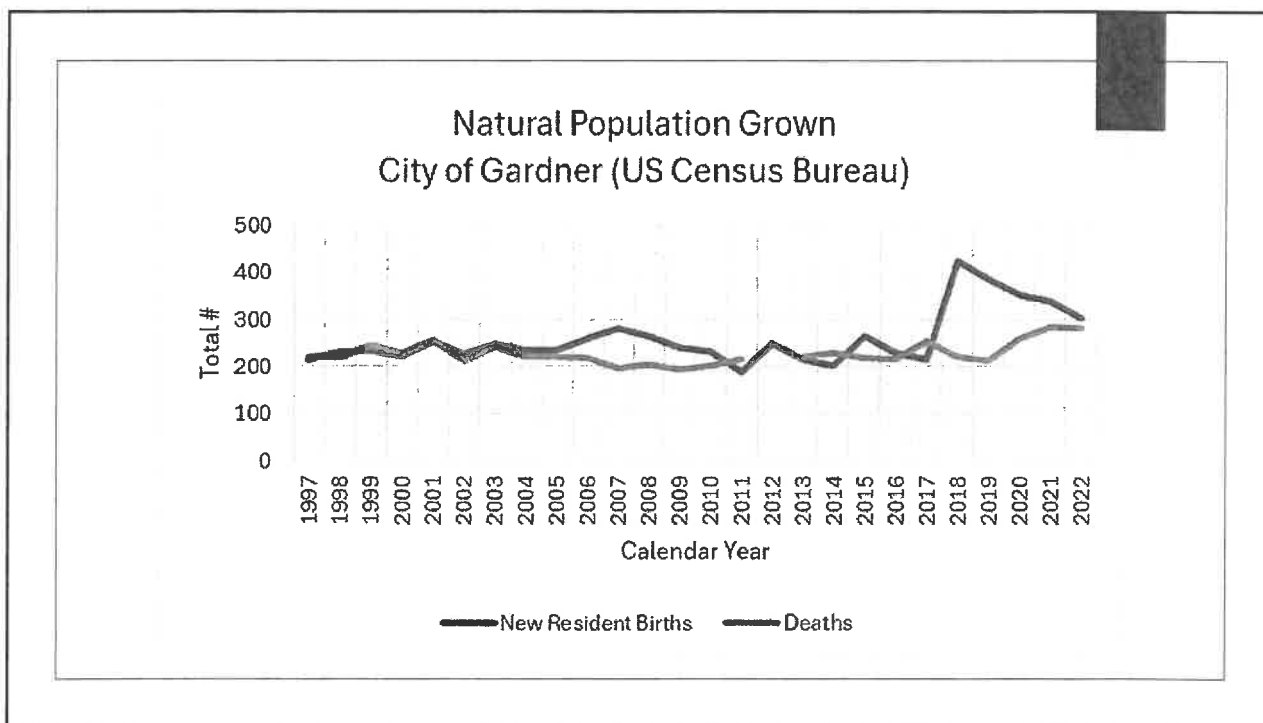
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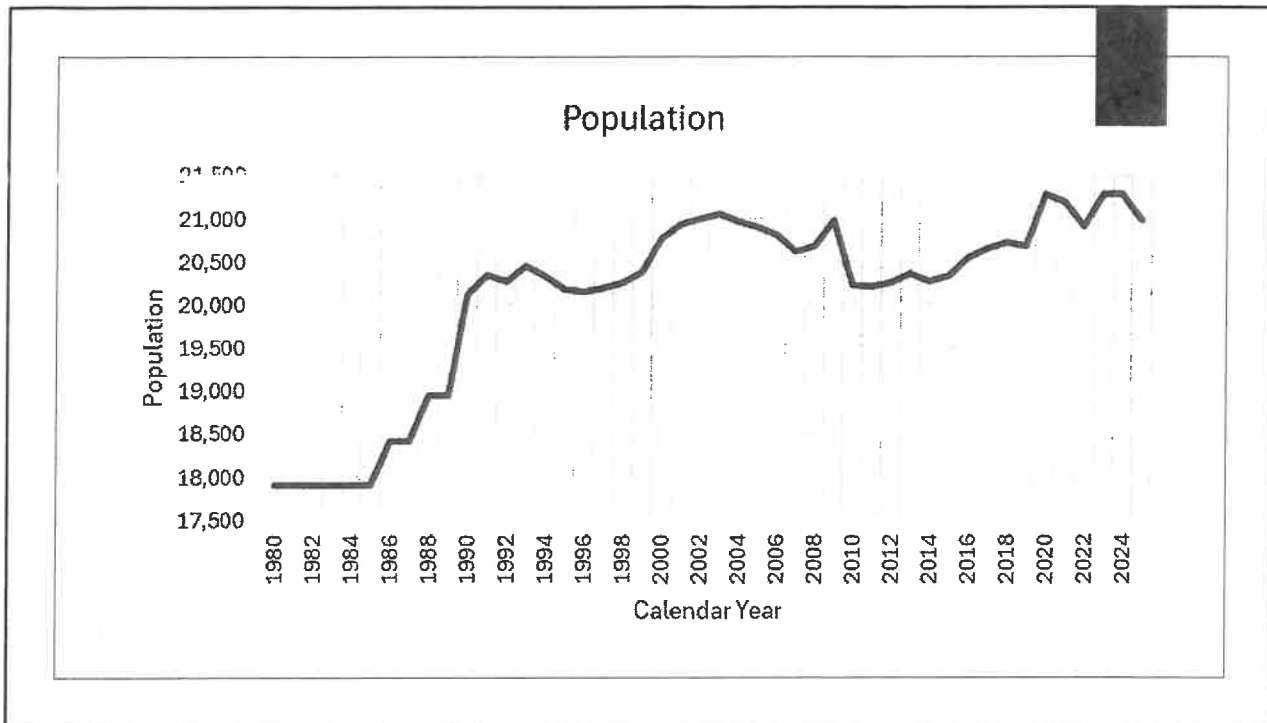
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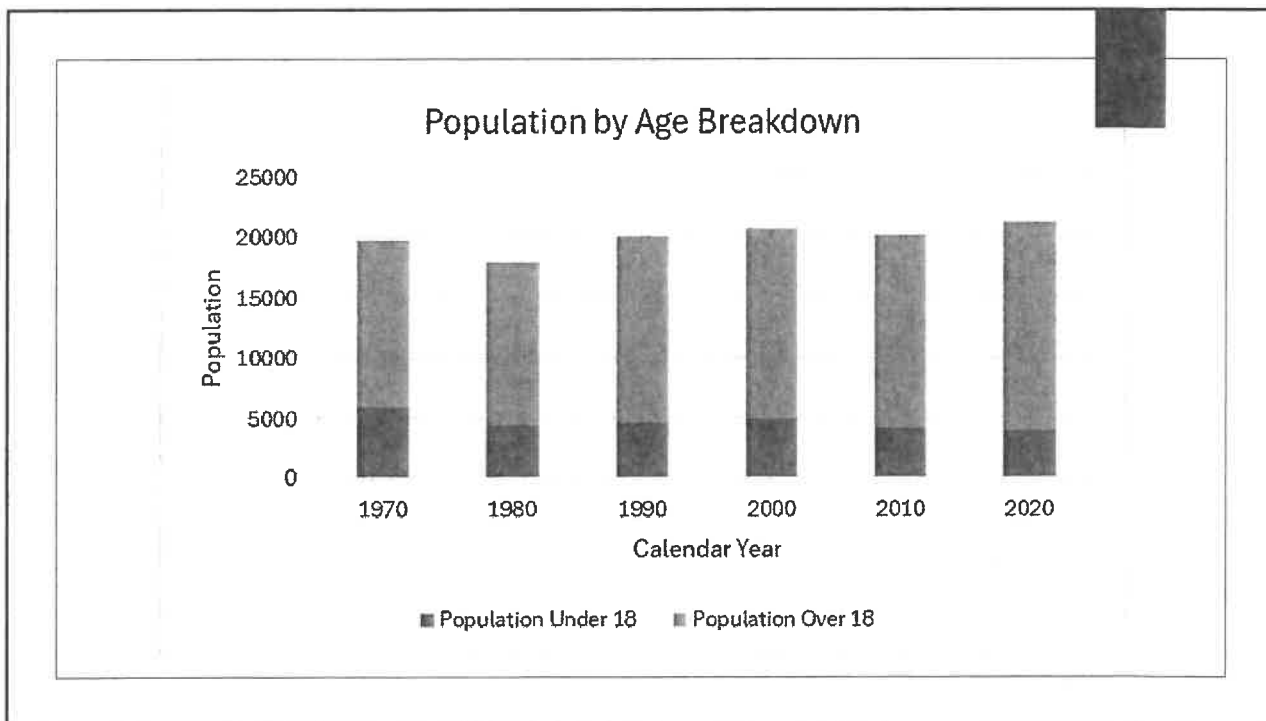
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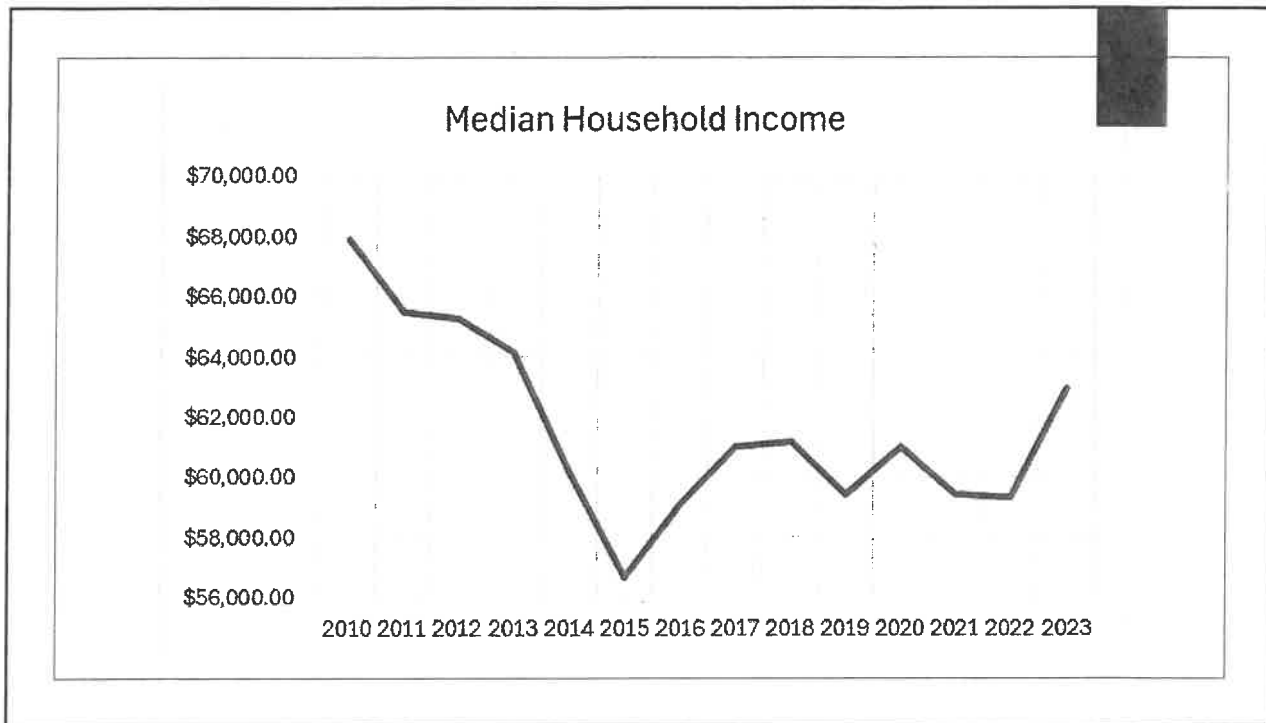
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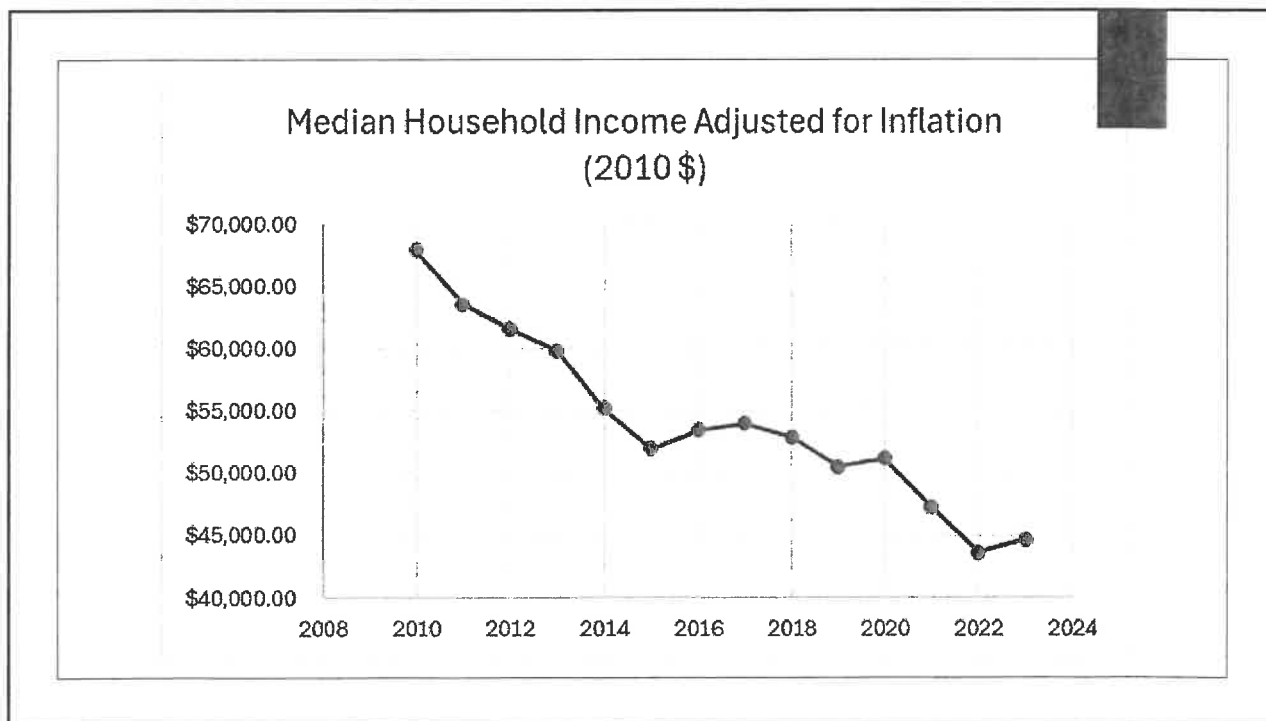
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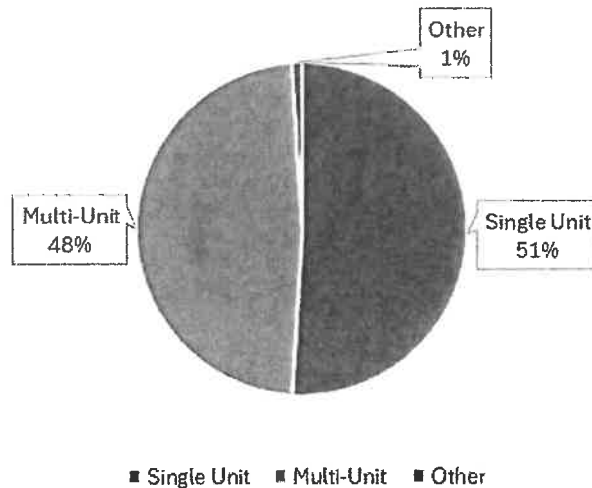
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Gardner Housing Market Data

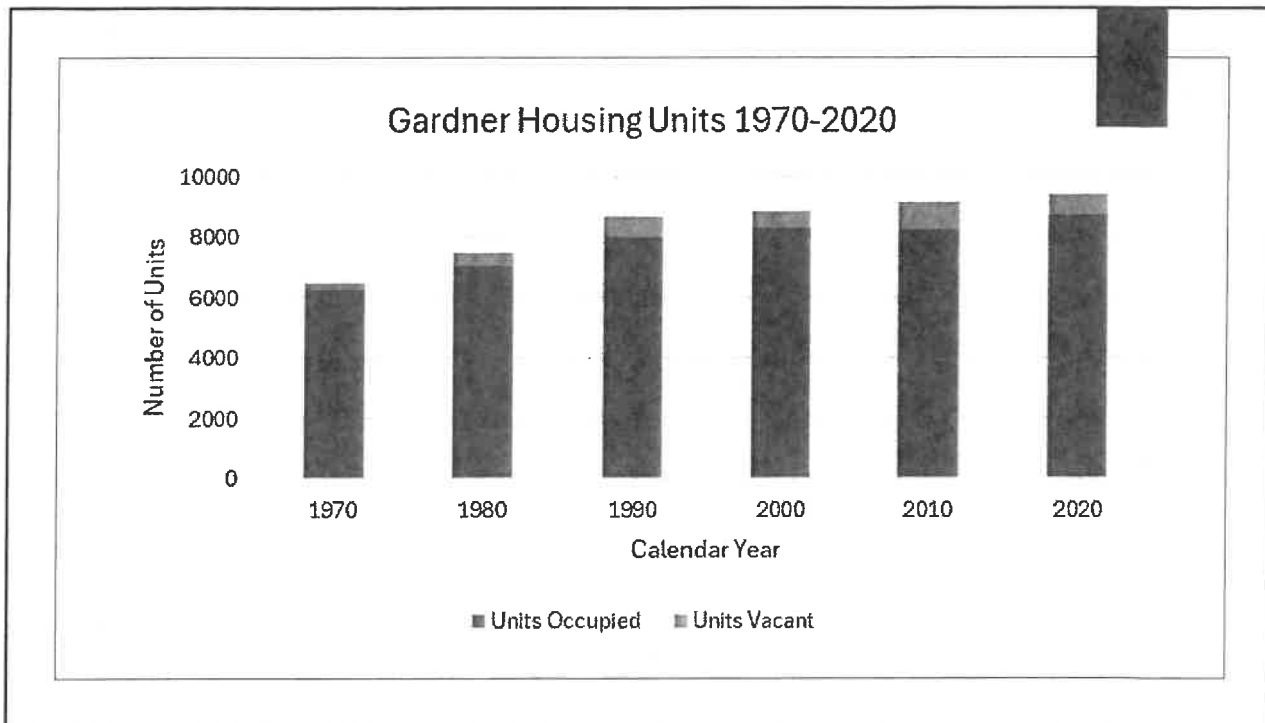
DATA FROM THE MULTIPLE LISTING SERVICE, US CENSUS BUREAU, AND GARDNER BUILDING DEPARTMENT

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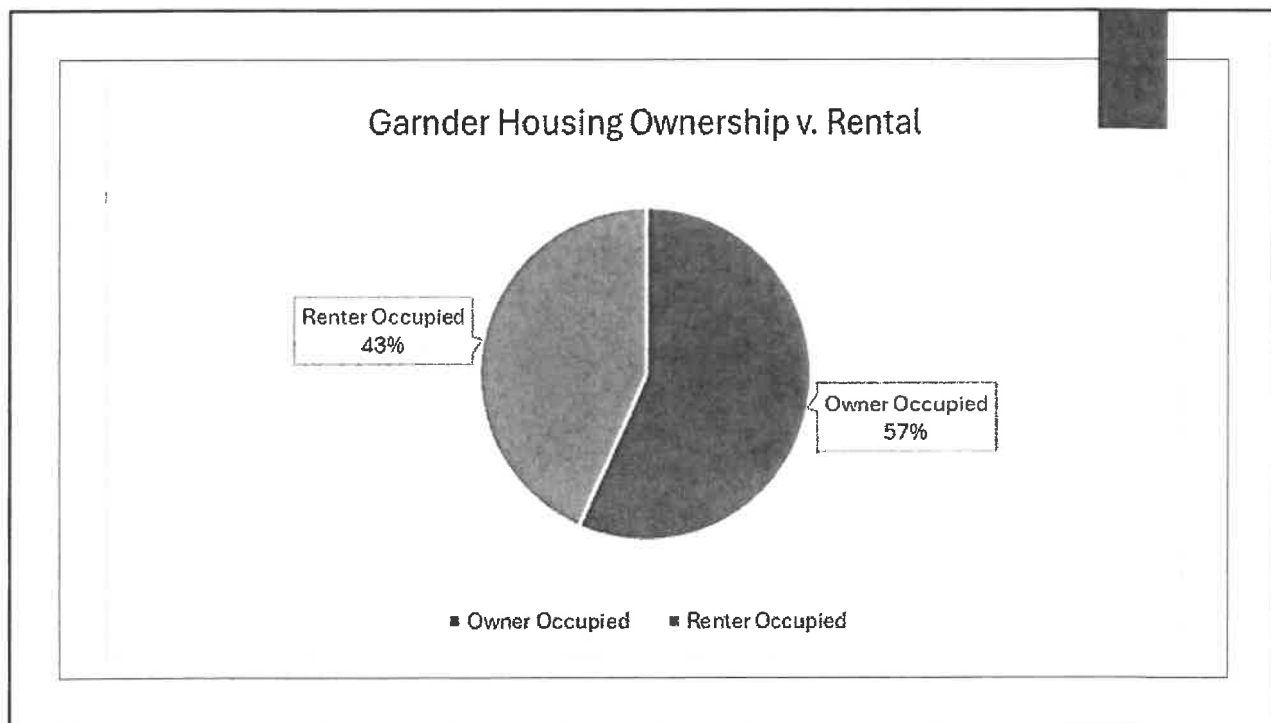
Gardner Housing Units by Type (2023)



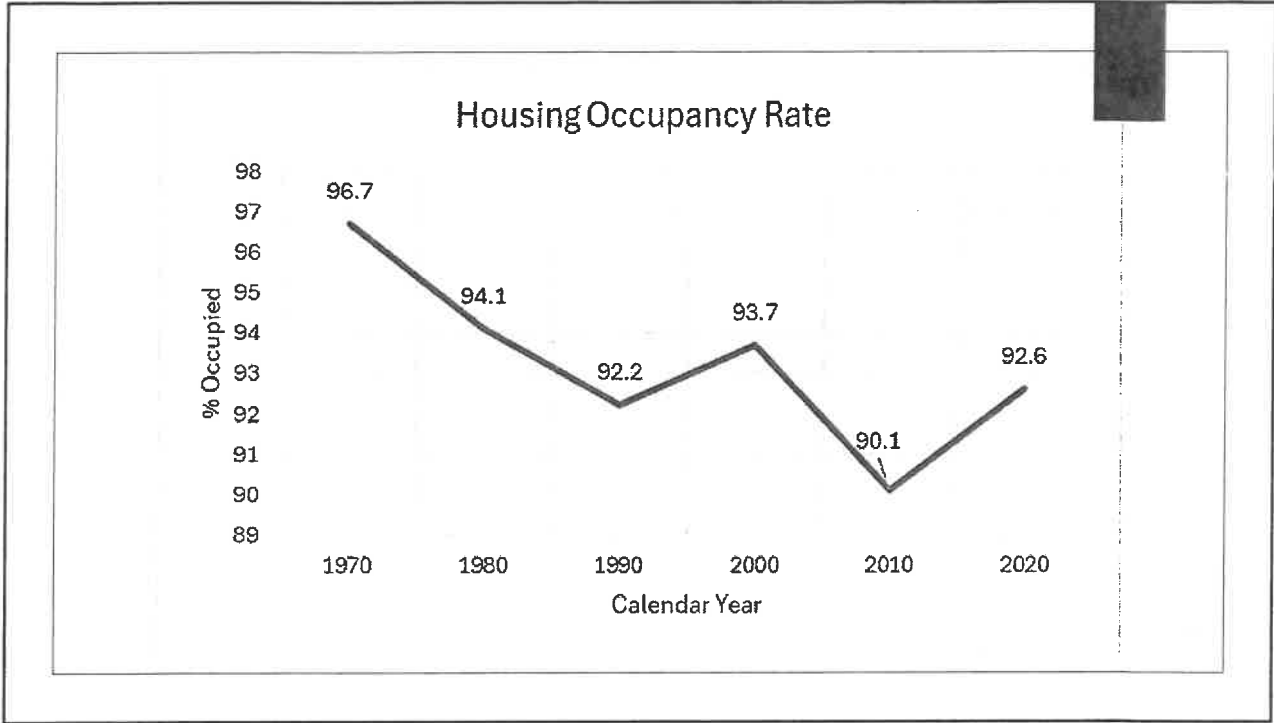
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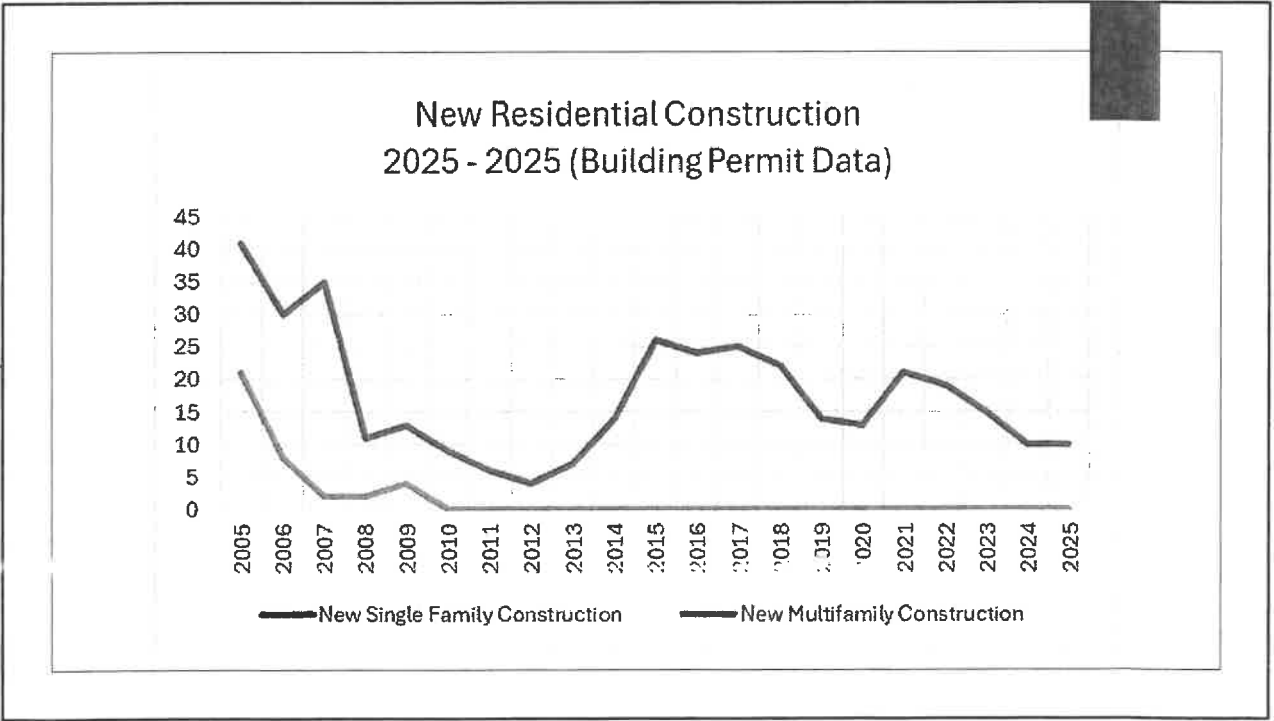
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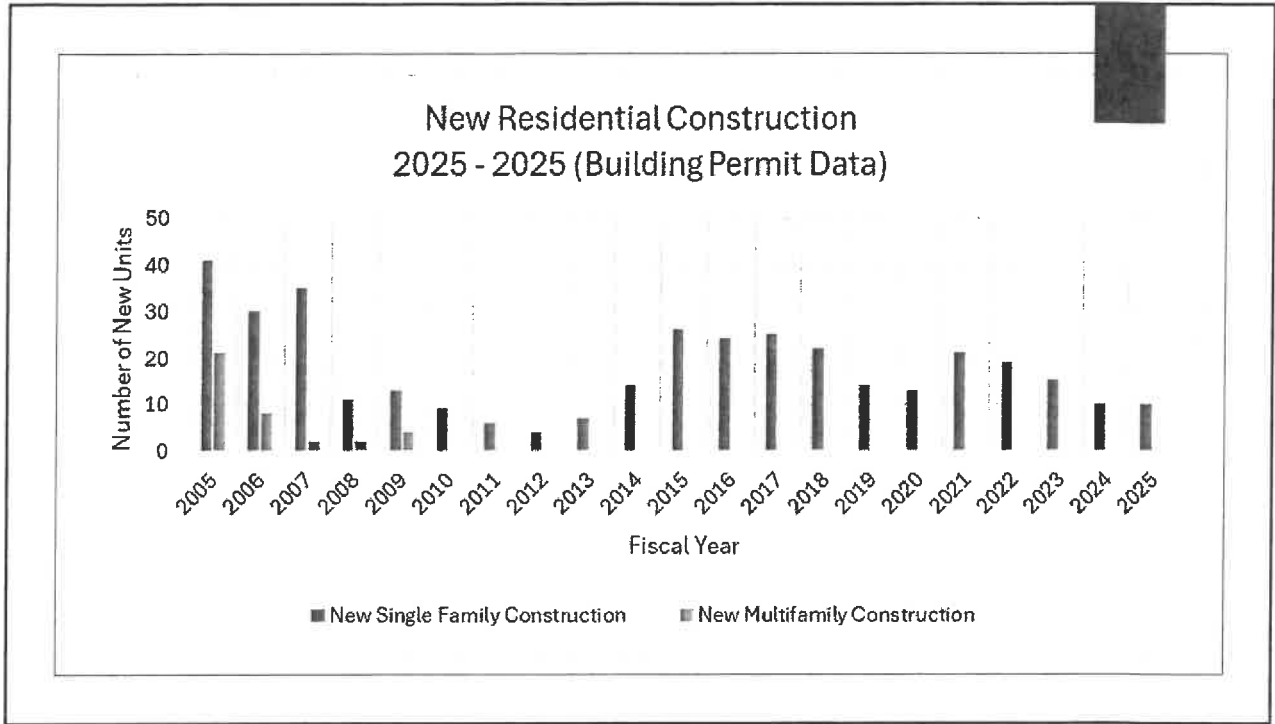
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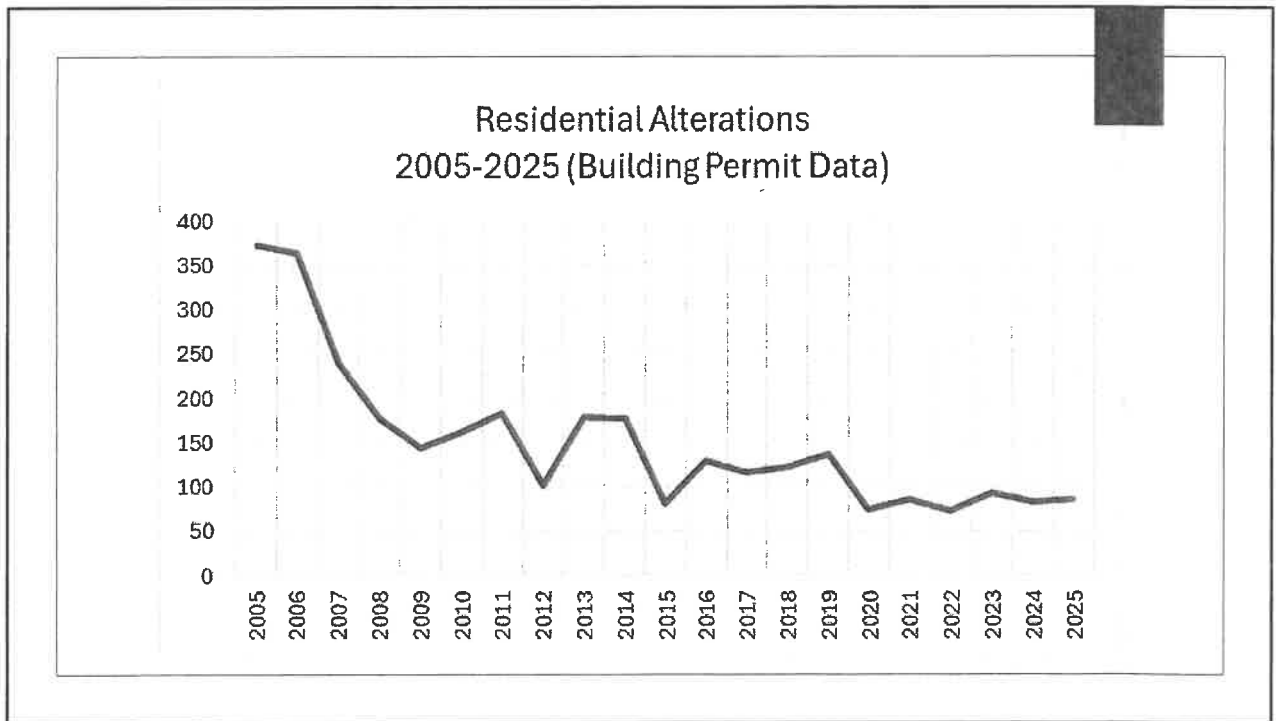
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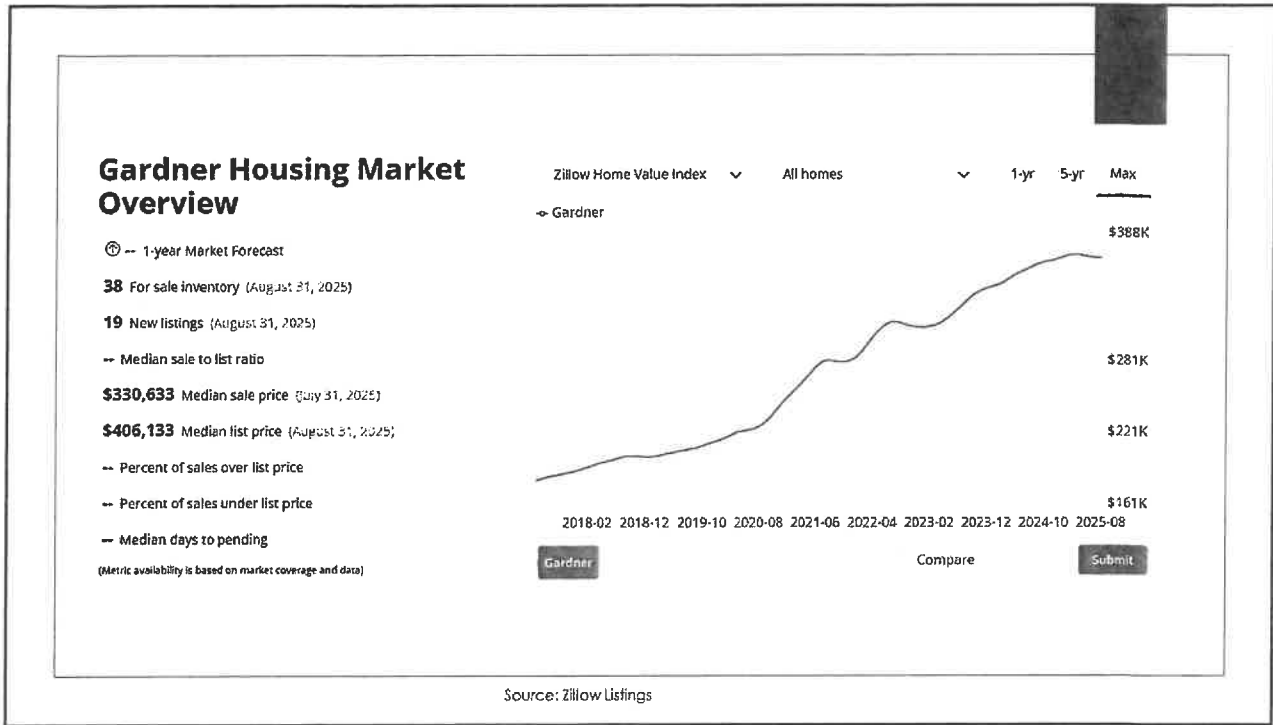
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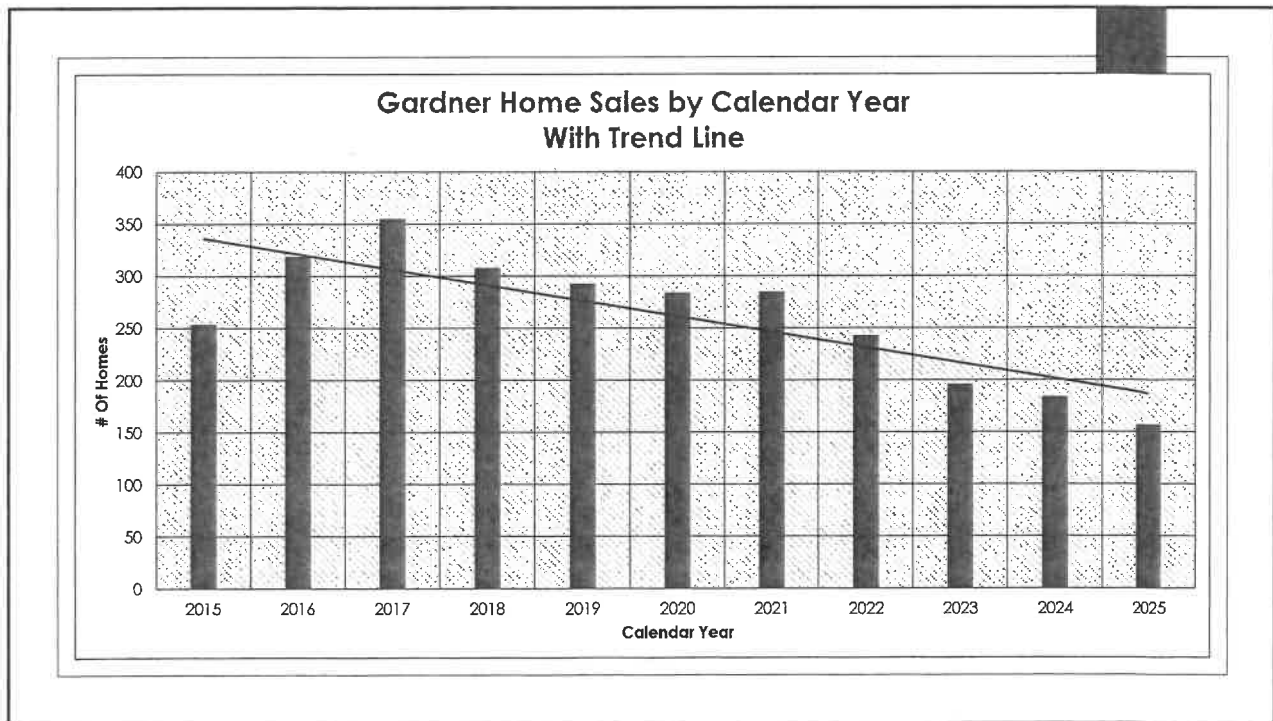
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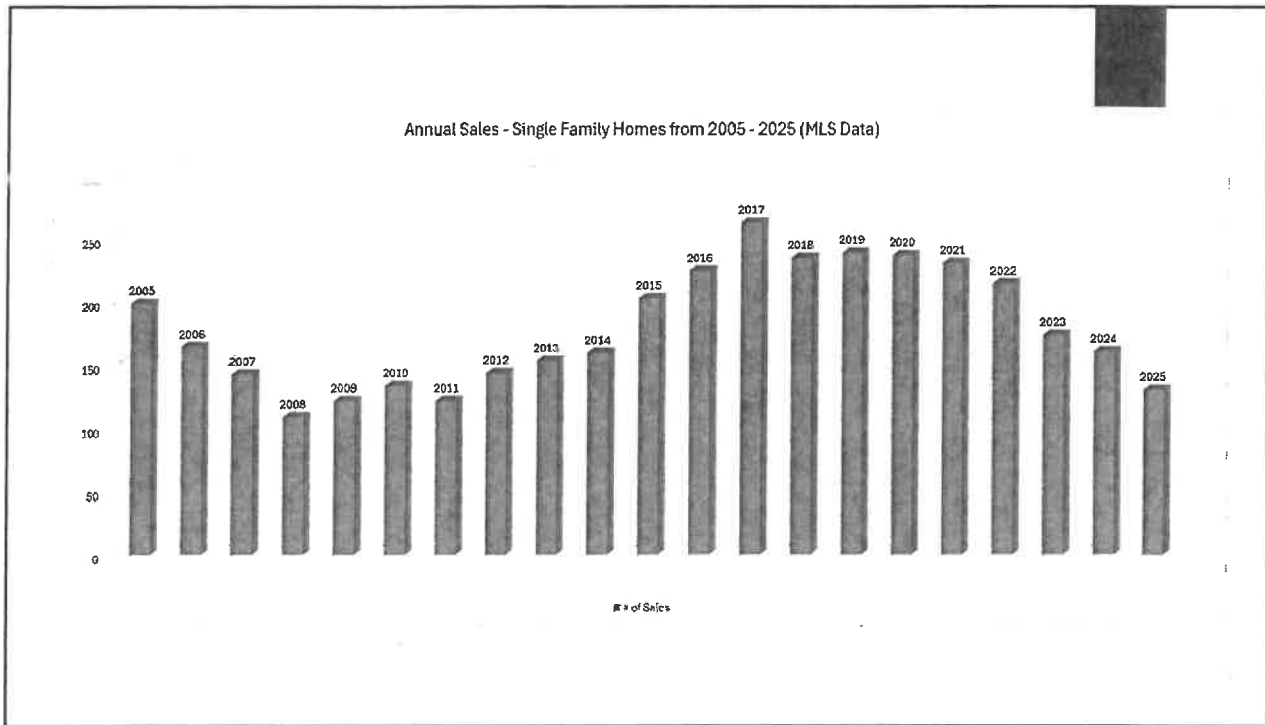
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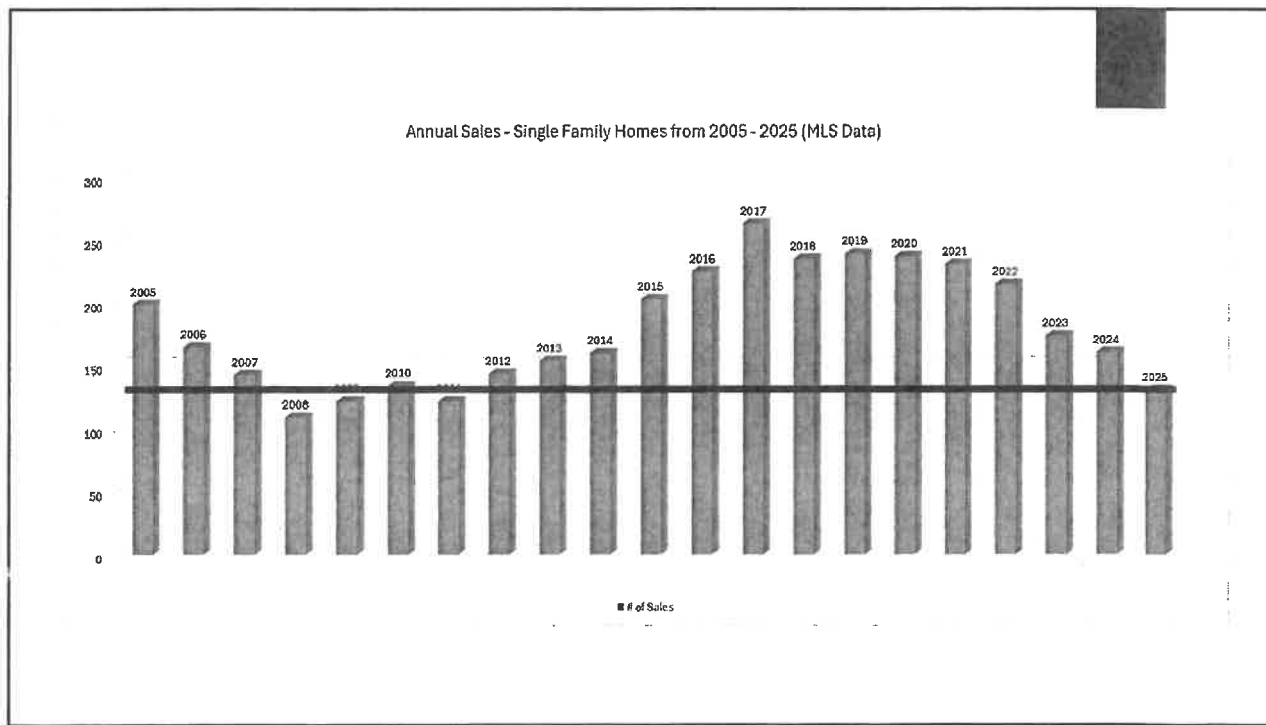
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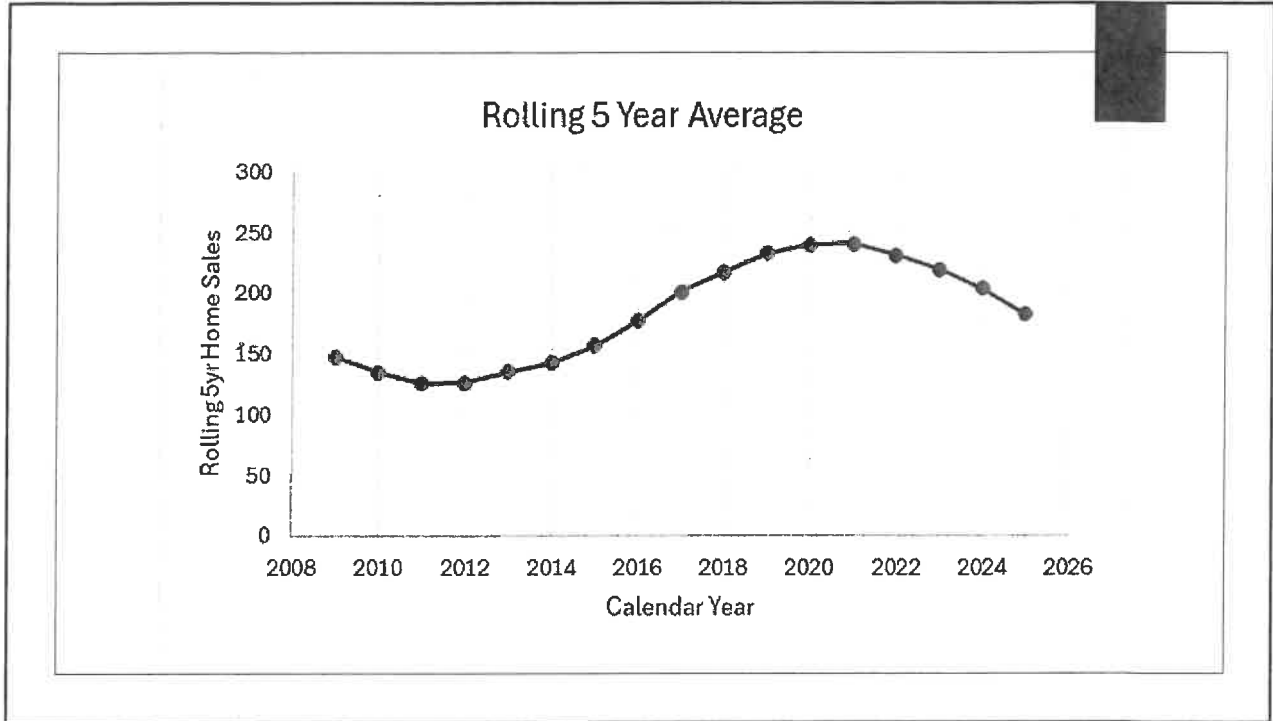
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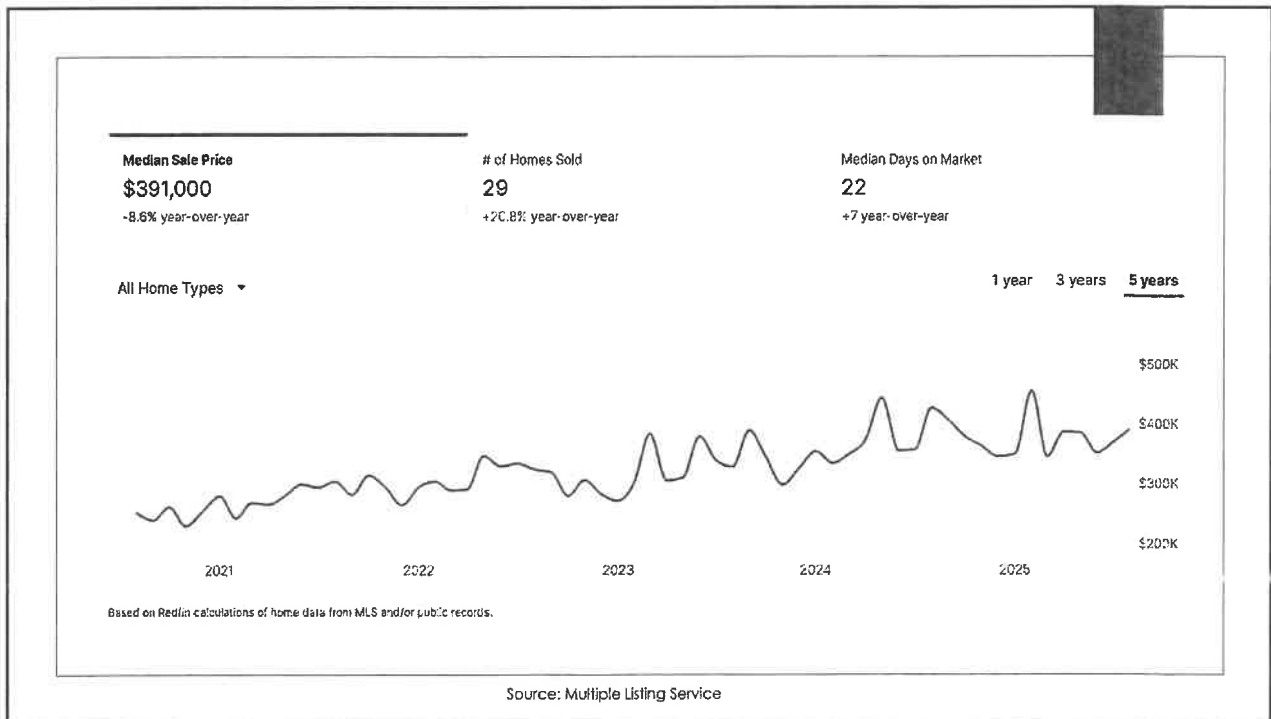
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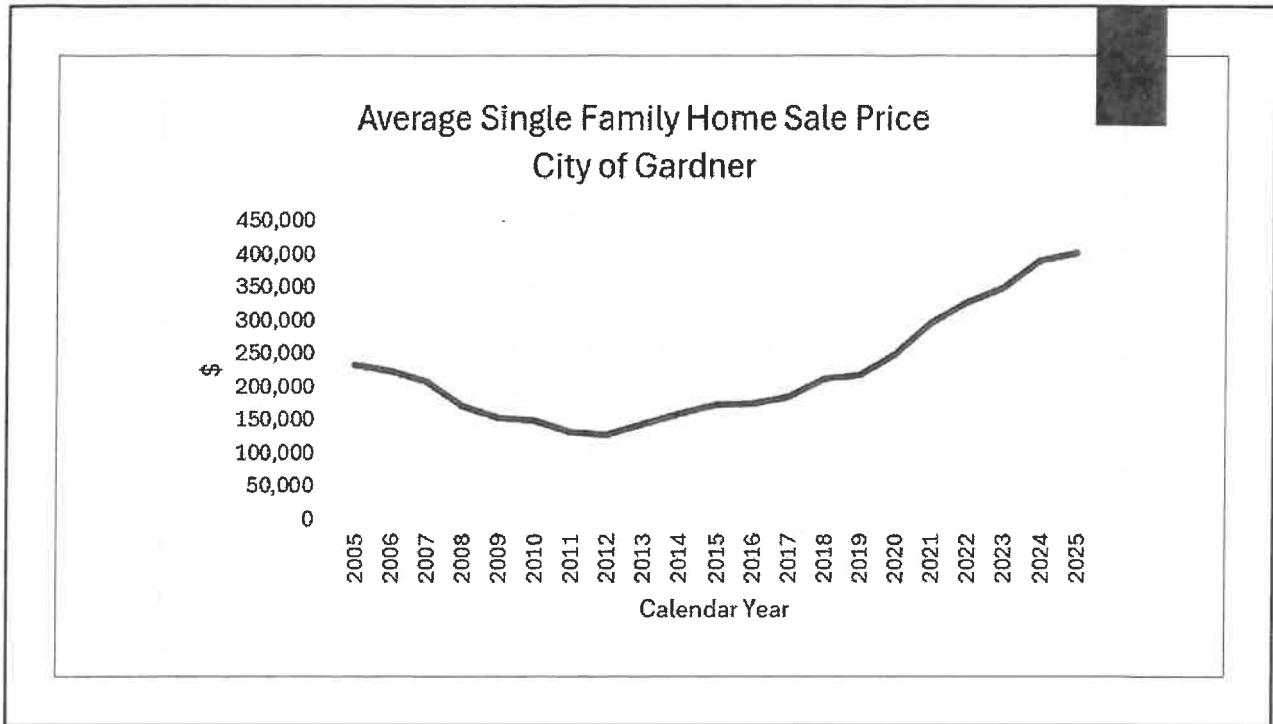
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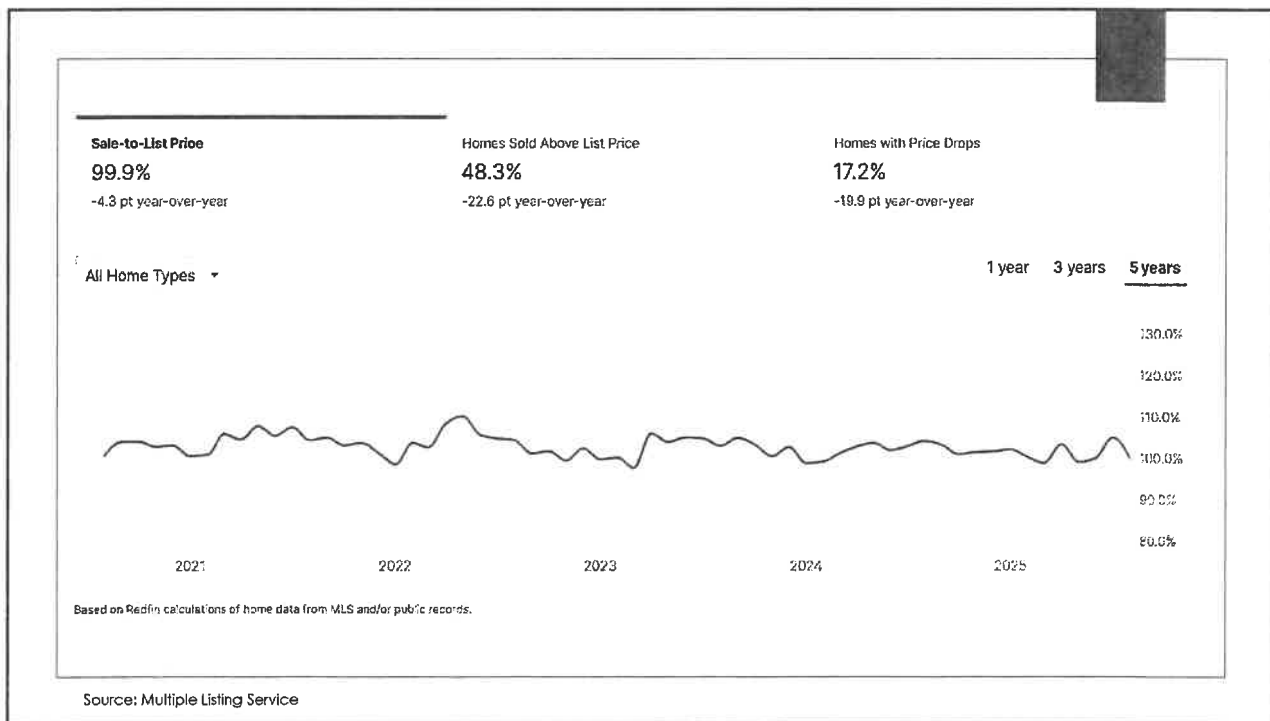
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STATISTICAL ANALYSES

Once the arms-length sales have been identified and verified, the assessors should undertake a statistical analysis to determine both the level and uniformity of existing assessments and to identify the sources of any existing inequities.

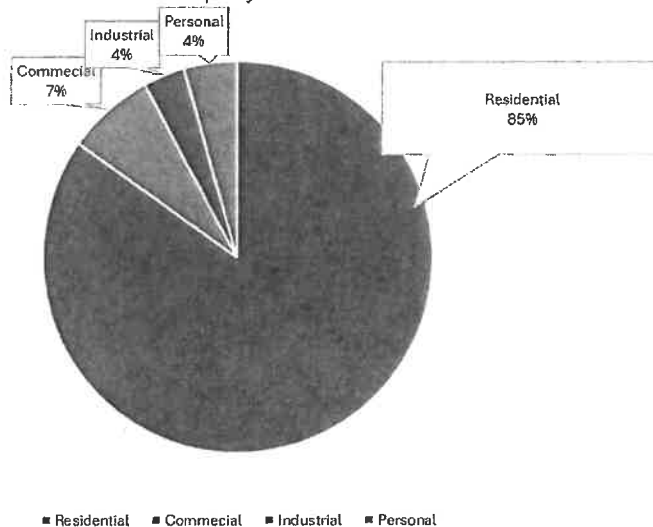
The total number of arms-length sales used in the analysis submitted on the LA3 Sales Report of all major use classes should be at least 2% of all parcels in that use class or 10 sales in the class, whichever number is greater. If insufficient sales exist to meet the applicable requirement in the base calendar year, twenty-four months of sales for that class must be analyzed and submitted to the BLA for review, time-adjusted as needed. A third year is not required. The major use classes referred to are listed on the next page. If a time-adjustment is performed an analysis must be presented for certification. The analysis of the various classes of property must use sales from the same time period when obtaining the required number of sales. Local home price index may be applied if available and applicable to the community. See pages A3- A7 in the Appendix for additional Time Trend Analysis Information.

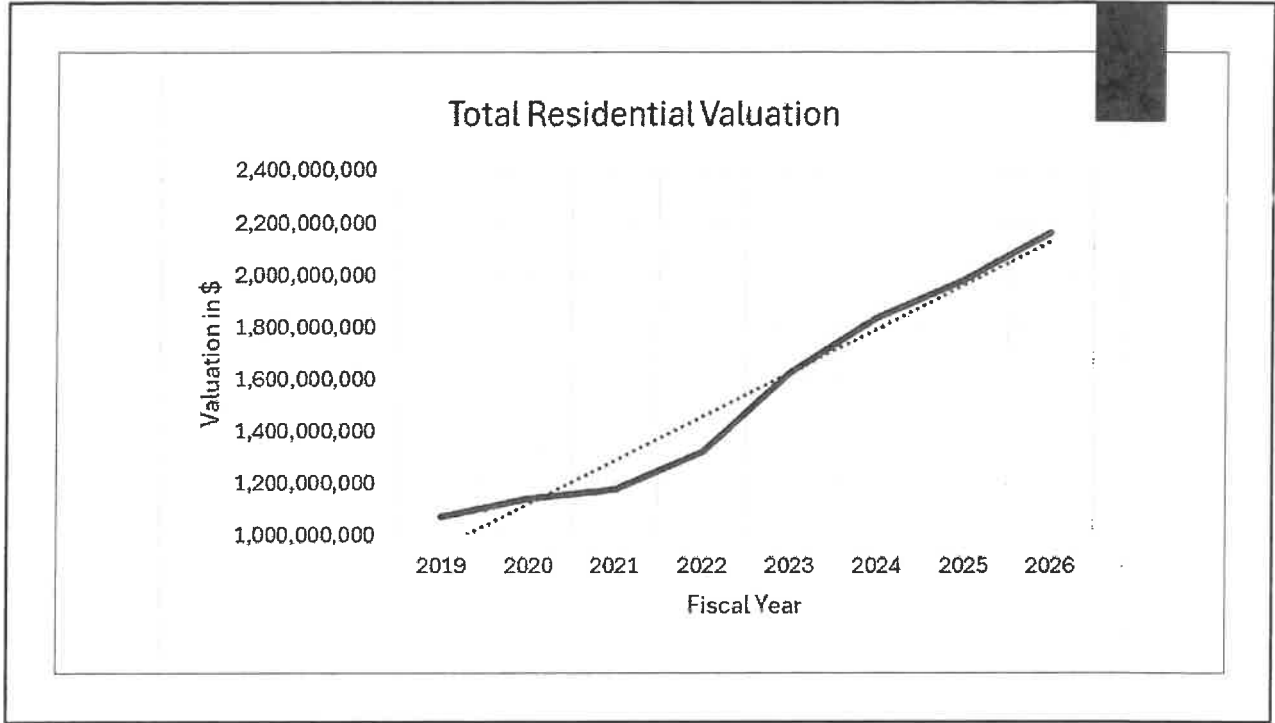
The effective date of the analysis is the January 1st prior to the fiscal year. For example, the assessment date for FY2020 is January 1, 2019, and the base year sales to be analyzed are those occurring in calendar year 2018 (January 1, 2018 through December 31, 2018).

Market Relation to Valuations

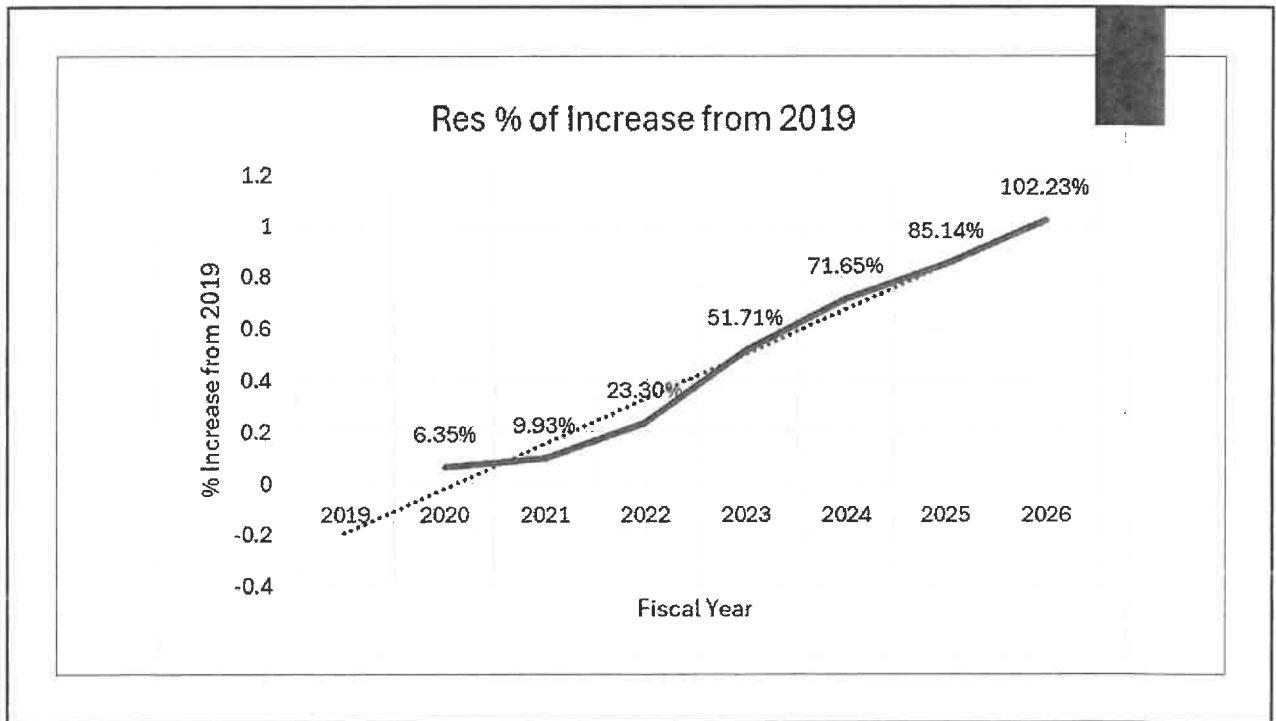
Source: Informational Guideline Release 19-08
MA DOR-DLS Bureau of Local Assessments

Gardner FY2026 Property Valuation Breakdown

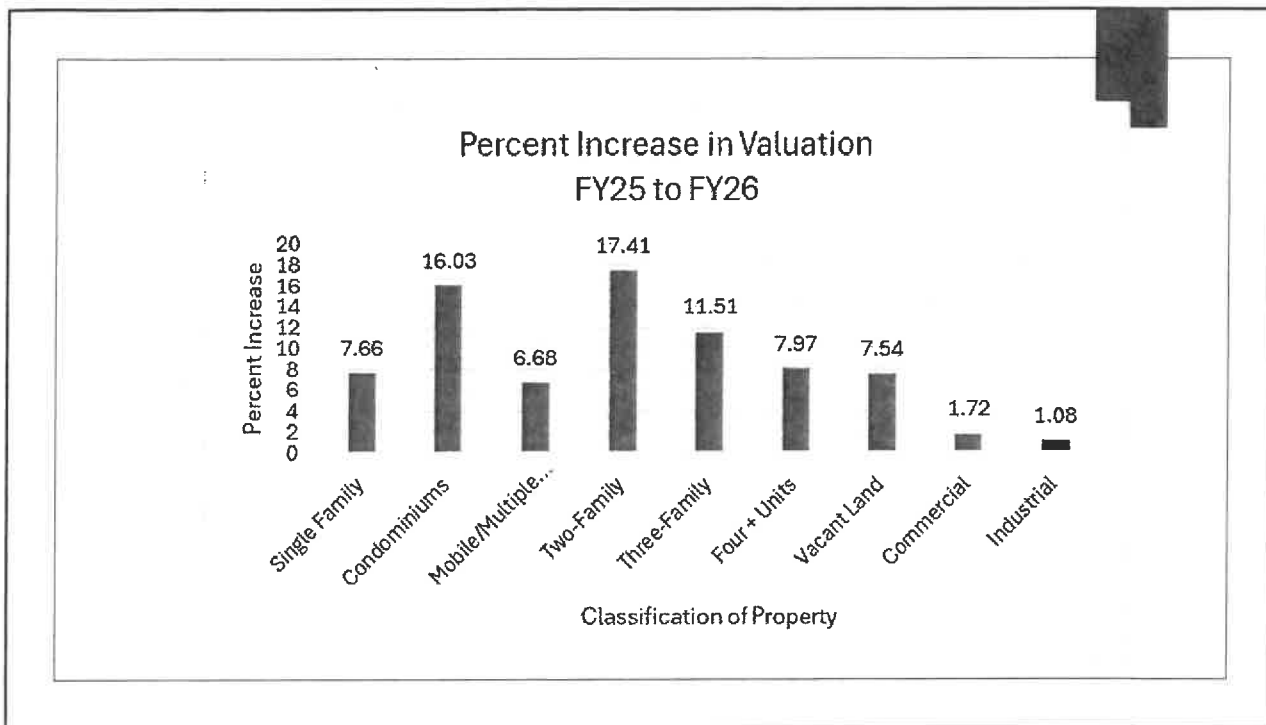




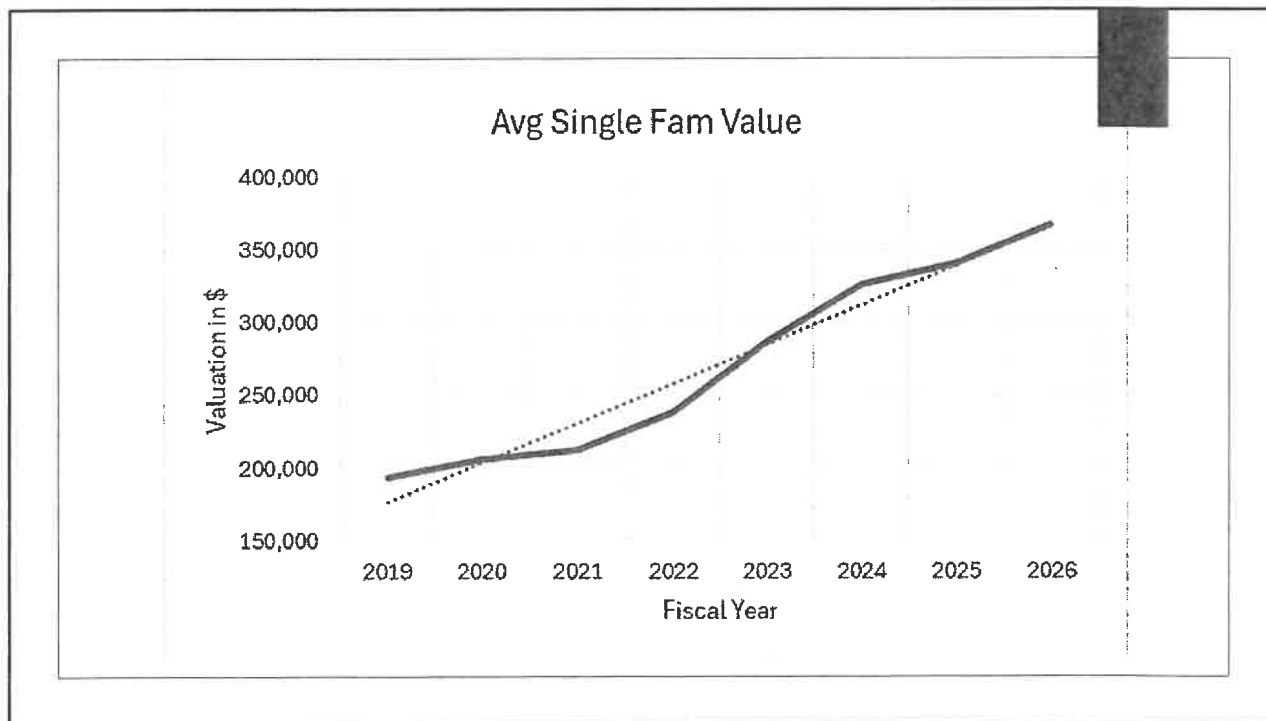
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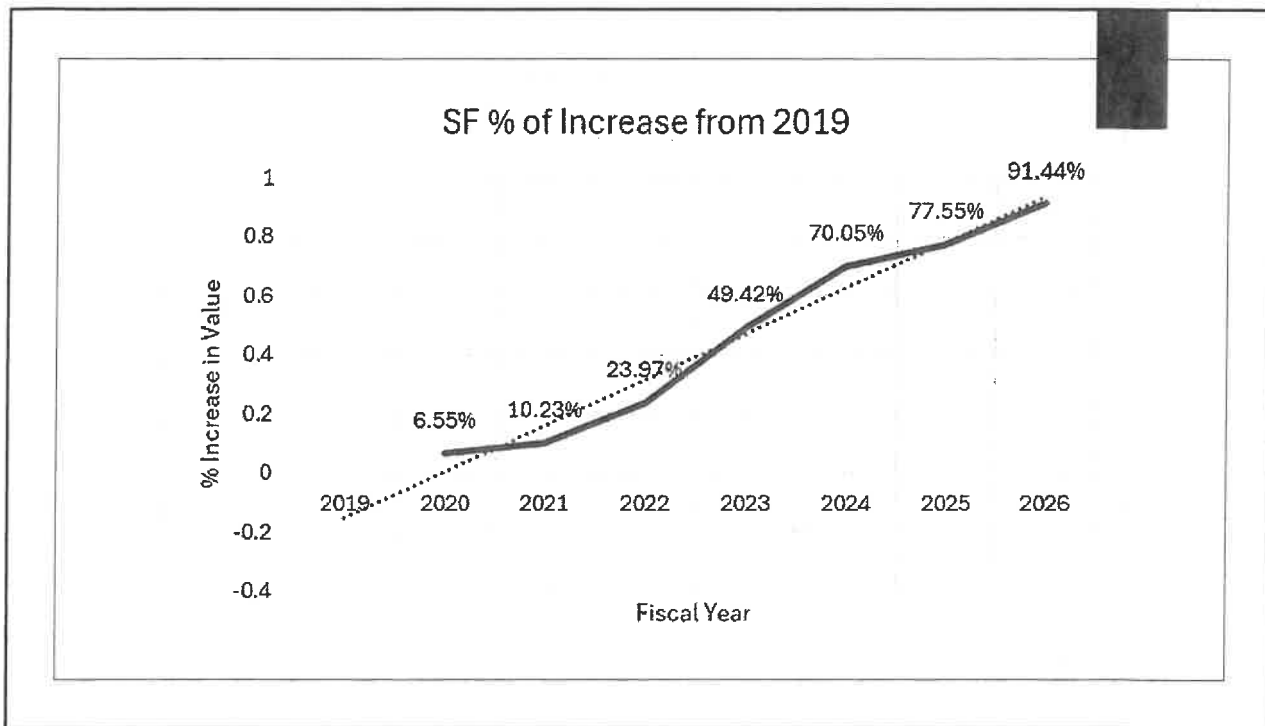
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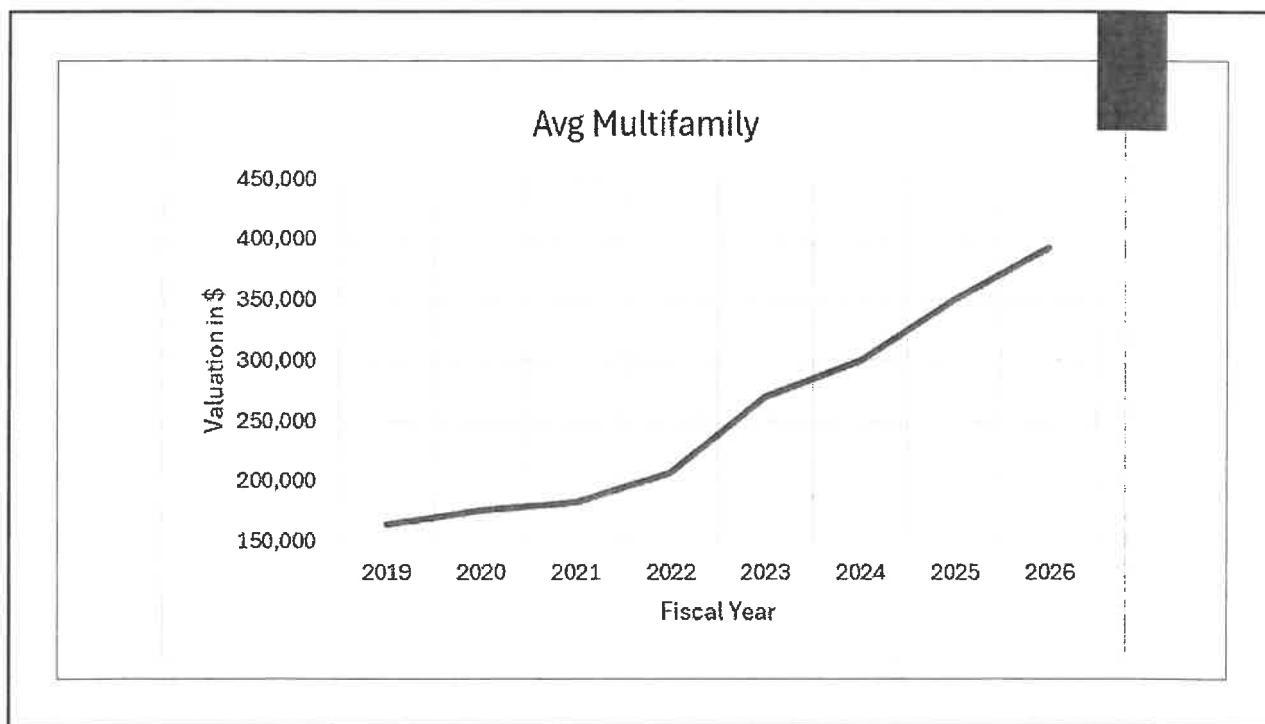
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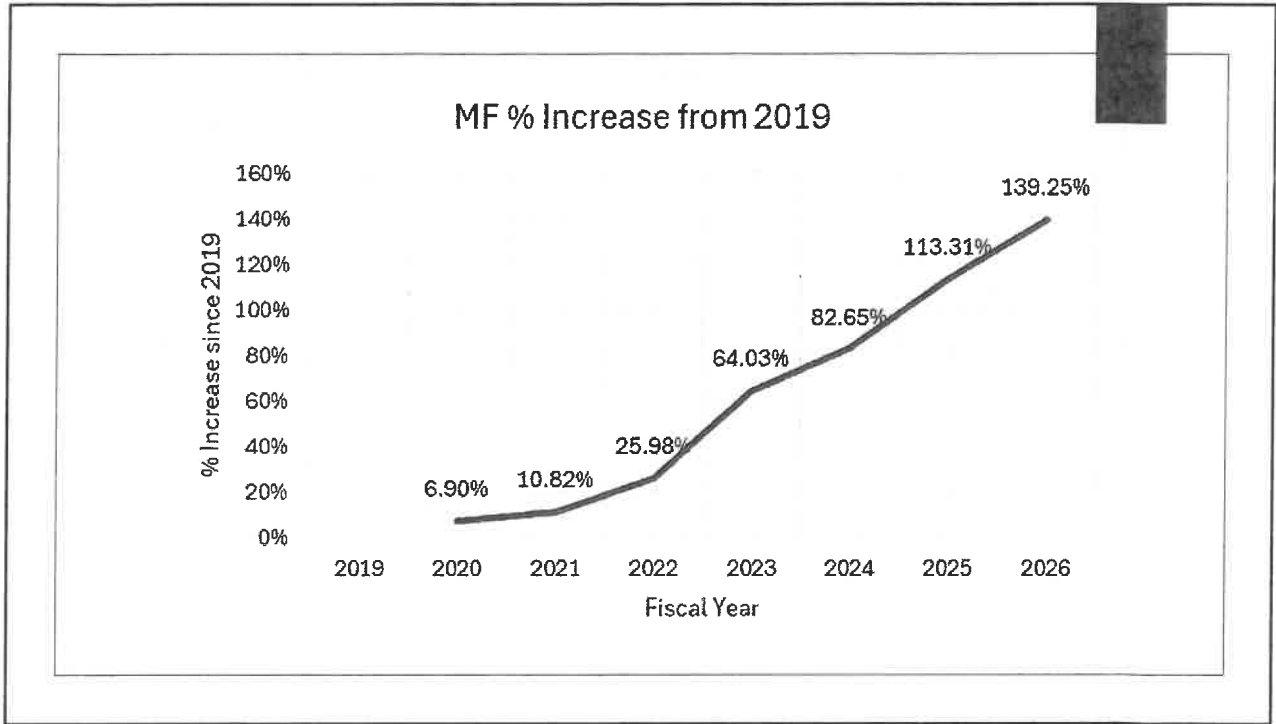
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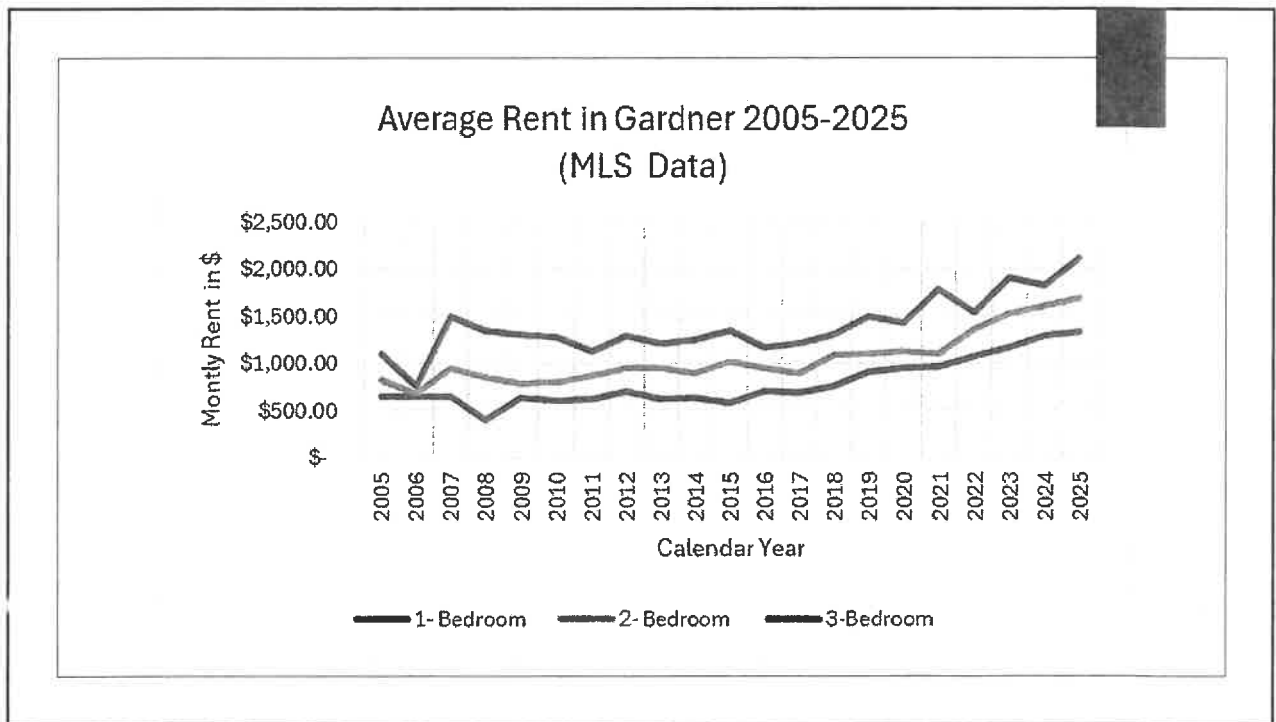
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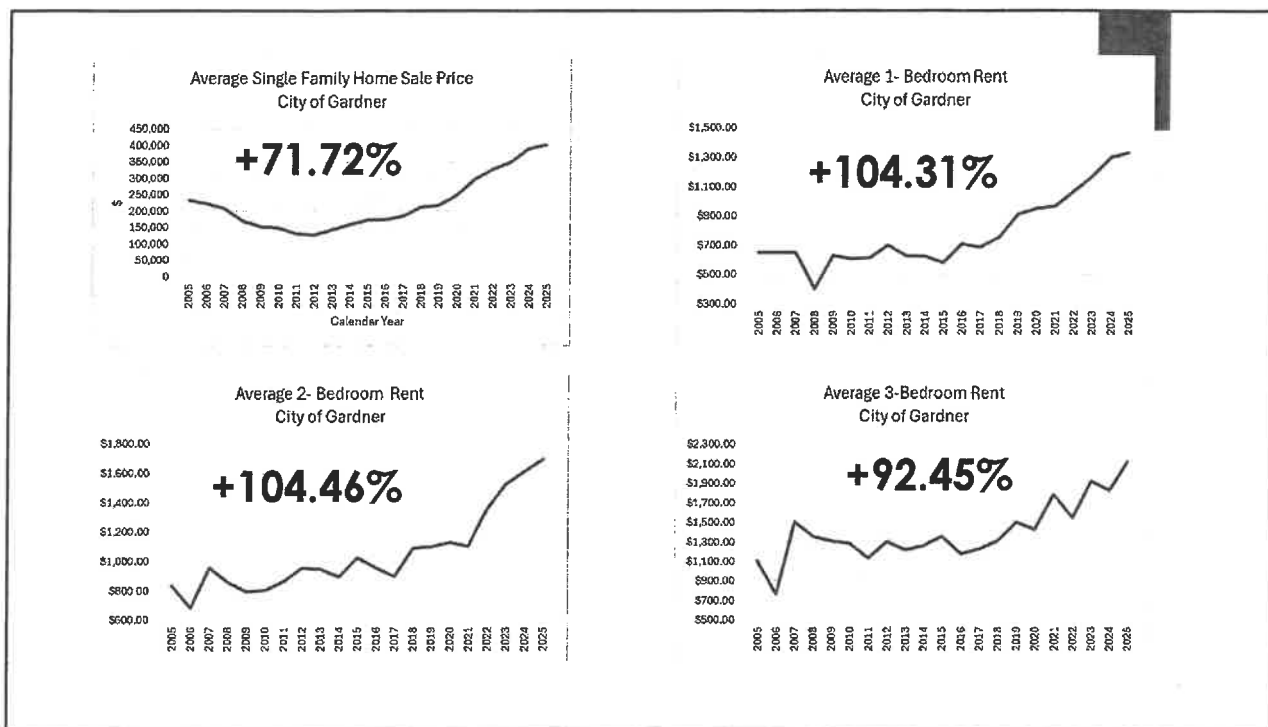
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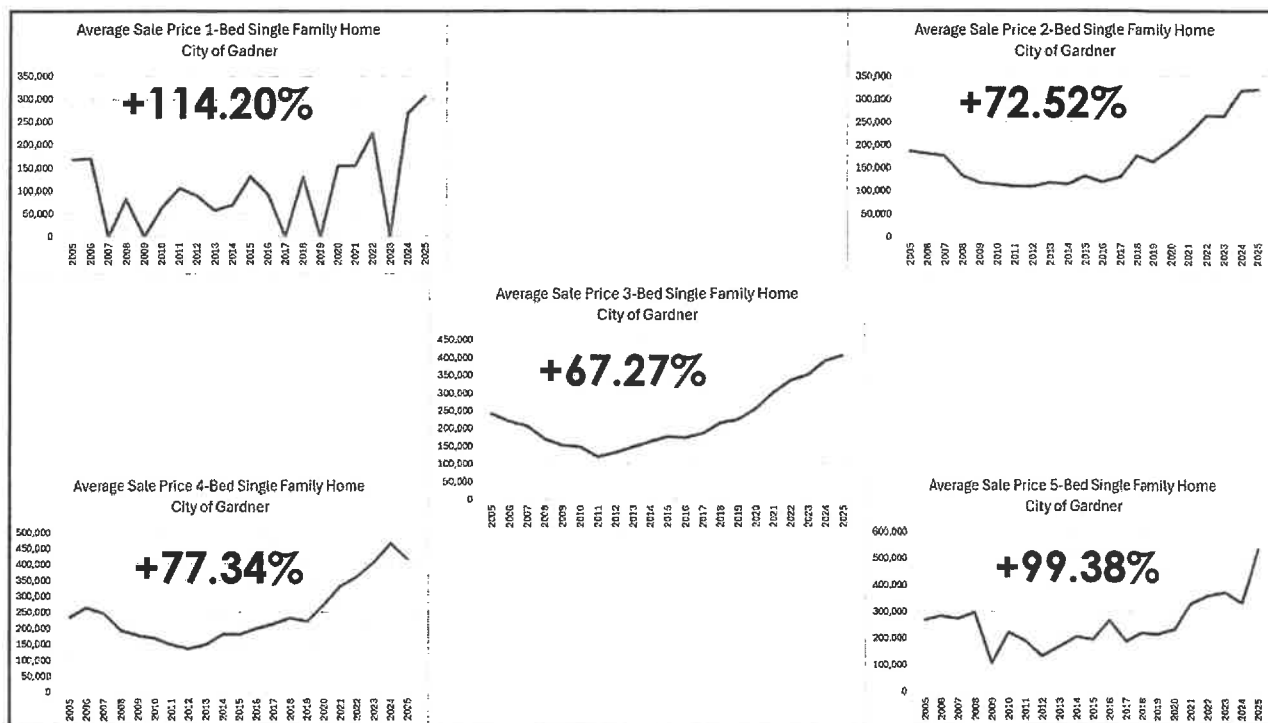
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Demand has significantly increased

Housing Stock has remained stagnant or decreased

Leads to significant increases in valuations/sale prices

We're losing younger adults/families due to price increases in prices with no available stock

Older individuals staying in their larger homes rather than releasing them back into the housing market

39

Legal Authority for Ordinance Sections



40

Statutory References

- ▶ Section 2: 9th Edition of the MA Building Code, Appendix G
- ▶ Section 3: Chapter 150 of the Acts of 2024
- ▶ Section 4: MGL, c.43D, Local regulations
- ▶ Section 5: MGL, c.40Y
- ▶ Section 6: MGL, c.40A

In any of the above cases, all state laws- including the MA Building Code and the MA Sanitary and Health Code requirements must first be met in order to qualify under the provisions of this ordinance.

41

Ordinance Proposal Breakdown

42

Section 1 – Short Title

Title: *“H.O.M.E. Act” (Housing Opportunity & Modernization for Everyone Act)*

Defines the purpose of the ordinance: to reduce regulatory barriers (“red tape”) to housing production, stabilize costs, and expand opportunities for ownership and development.

43

Section 2 – Addition of Section 675-850: Small Homes (Tiny Homes & Efficiency Homes)

Creates a new zoning section allowing “Small Homes” (up to 600 sq. ft.) as a new, flexible, and affordable housing type.

Key Provisions:

- **Purpose:** Encourage affordable and sustainable small-scale housing to address the housing shortage.
- **Definitions:** Defines “Small Home” and “Small Home Community.”
- **Applicability:**
 - *By Right:* Up to 10 units per acre in specified residential and overlay districts.
 - *By Special Permit:* Projects over 10 units/acre or those in commercial areas.
- **Dimensional Standards:** Sets minimum lot area, setbacks, height (max 20 ft), parking (1 per 3 units), and design requirements.
- **Cluster Site Plan Flexibility:** Allows the Planning Board to waive certain requirements for good design, open space, and infrastructure efficiency.
- **Administration:** Requires compliance with state building and safety codes.
- **Severability:** Protects validity if any section is struck down.

44

Section 3 – Replacement of Section 675-820: Accessory Dwelling Units (ADUs)

Replaces “In-Law Apartments” with modern “Accessory Dwelling Unit” regulations in compliance with the Massachusetts Affordable Homes Act.

Key Provisions:

- **Purpose:** Support affordability, multigenerational living, and housing diversity.
- **Definitions:** Defines “ADU,” “Attached ADU,” and “Detached ADU.”
- **Permitted Locations:** Allowed *by right* in all residential districts (SFR-1, RR-2, GR-3).
- **Standards:** Max 900 sq. ft.; must meet height, setback, and lot coverage limits.
- **Parking:** No new spaces required within ½ mile of transit; otherwise, one additional space.
- **Occupancy:** One ADU per lot; owner must occupy the primary dwelling.
- **Administration:** No special permits required if compliant.
- **Severability:** Maintains ordinance validity if partially invalidated.

45

Section 4 – Addition of Section 675-860: Expedited Permitting of Housing Developments

Establishes a streamlined, time-bound permitting process for residential development.

Key Provisions:

- **Purpose:** Accelerate housing approvals and align with state housing goals.
- **Applicability:** Applies to all residential development types (single-, multi-family, ADUs, Small Homes).
- **Expedited Review:** Final decision required within **90 days** of a complete application.
- **Veterans Preference Housing:** Projects with ≥5% veteran units receive a **10-day reduction** in review time.
- **Appeals:** Must be concluded by the Zoning Board of Appeals within 90 days.
- **Non-Action Clause:** If no decision within 90 days, the application is **deemed approved**.
- **Implementation:** City departments must coordinate to prevent duplicative reviews.
- **Severability:** Ensures continued effect of valid provisions.

46

PRESS RELEASE

Governor Healey Unveils Nation-Leading Plan to Cut Environmental Regulations to Fast-Track Housing Development

Reforms will cut environmental review times from 1+ years to 30 days for housing projects to expedite housing and bring down costs

FOR IMMEDIATE RELEASE:
9/09/2025

Governor Maura Healey and Lt. Governor Kim Driscoll

MEDIA CONTACT

Karissa Hand, Press
Secretary

📞 Phone

617-725-4025

MEDFORD — Governor Maura Healey today announced a nation-leading plan to cut environmental regulations to make it faster and easier to build homes in Massachusetts and bring down housing costs for all residents. These new draft regulations will speed up environmental review times from 1 year or more down to 30 days for housing projects across the state. It will be a game changer for permitting times and costs to build housing in Massachusetts.

Earlier this year, the Unlocking Housing Production Commission (UHPC) presented a report indicating that lengthy environmental reviews for new housing developments can delay projects for months and years and can result in significant, unexpected added costs which have the potential to render projects financially infeasible.

47

Section 5 – Addition of Section 675-570: Starter Home Overlay District

Creates a new zoning framework under Massachusetts Chapter 40Y to encourage “starter home” construction for moderate-income families.

Key Provisions:

- **Purpose:** Promote affordable, family-friendly single-family homes.
- **Definitions:** Defines “Starter Home,” “Starter Home Zoning District,” and “Affordable Housing.”
- **Establishment:** Requires DHCD (state) review and approval before and after adoption.
- **Standards:**
 - Minimum 4 homes/acre.
 - Max unit size 1,850 sq. ft.
 - 50% must have ≥3 bedrooms.
 - 10% affordability requirement for developments > 12 homes.
- **Site Plan Review:** Planning Board must act within 90 days.
- **Reporting:** Requires compliance and development status updates.
- **Revocation:** DHCD can revoke if the City fails to comply.
- **Severability:** Protects the ordinance from total invalidation.

48

Section 6 – Addition of Section 675-590: Housing Priority Overlay District (HPOD)

Establishes overlay districts encouraging higher-density multifamily housing in areas with strong infrastructure and transit access.

Key Provisions:

- **Purpose:** Support compact, transit-oriented, mixed-use housing growth.
- **Definitions:** Clarifies “Multifamily Residential Use,” “HPOD,” and “Transit-Accessible Area.”
- **Establishment:** Council designates mapped overlay zones.
- **Permitted Uses:** Multifamily housing *by right*; mixed-use allowed if underlying zoning permits.
- **Development Standards:**
 - Minimum 10 units/acre.
 - Max height 50 feet.
 - Flexible setbacks and parking.
 - Design standards for livability and neighborhood fit.
- **Site Plan Review:** 90-day review period by Planning Board.
- **Reporting:** City must track unit creation and compliance.
- **Severability:** Ensures continuity if partially invalidated.

49

Section 7 – Amendment to Section 750(B): Schedule of Parking Uses

Simplifies residential parking requirements.

Change: Reduces required parking to 1 space per dwelling unit, regardless of unit size or bedroom count.

50

Section 8 – Addition to Section 770: Cooperative Establishment and Operation of Parking Areas

Allows shared or cooperative parking across multiple lots or uses.

Key Standards:

- Combined lots must provide at least the total spaces required for all uses.
- Can account for different operating hours or shifts.
- Must be within 1,100 feet of the buildings served.

51

Section 9 – Amendment to Section 720(A): Change of Use

Clarifies applicability to residential zoning districts (SFR1, RR2, GR3) only.

Updates language to ensure new uses only add parking proportional to any increase in demand.

52

Section 10 – Amendment to Section 720(B): Commercial and Industrial Properties

Expands this section to cover both Commercial and Industrial districts (Com1, Com2, Ind1, Ind2).

Renames section and updates language accordingly.

53

Section 11 – Amendment to Section 760: Off-Street Parking Standards

Adds a new subsection allowing Compact Car Parking Spaces.

Key Provisions:

- Up to 40% of spaces may be designated for compact cars.
- Clearly marked by signage/stripping.
- Establishes dimensional standards for compact spaces (e.g., 7.5 ft width, 15 ft length).


54

Section 12 – Amendment to Section 770(A): Parking Design Requirements
Deletes outdated subsections (A(1) and A(1)(a)) to modernize parking lot and drive-through design standards.

55

Section 13 – Amendment to Section 770(2): Paved Surface Setback
Reduces the required buffer between parking areas and lot lines from 10 feet to 5 feet, allowing more flexible site layouts.


56



Section 14 – Amendment to Section 770(5): Snow Storage

Deletes the restriction prohibiting snow storage in landscaped areas.
Revised to require only that “adequate provisions for snow removal and/or snow storage” be shown on site plans.

57



Section 15 – Addition of Section 675-590: Inspection of Owner-Occupied Multifamily Units Exempted

Exempts **owner-occupied buildings** with up to five units from annual inspection requirements.
Requires the Building Department to provide annual educational materials on code compliance.

58

Section 16 – Replacement of Table of Residential Uses

Replaces the "Residential Uses" table (Attachment 1) to align with new Small Home, ADU, and multifamily provisions.

59

Section 17 – Replacement of Table of Dimensional Requirements

Replaces the "Lot Area, Frontage, Yard, and Height Requirements" table (Attachment 2) with updated standards reflecting the new housing and parking reforms.

60

Section 18 – Establishment of Housing Priority Overlay District Parcels

Formally applies the Housing Priority Overlay District (HPOD) zoning classification to a comprehensive list of parcels throughout Gardner, as shown on Attachment 3 (Zoning Map).

61



62

This ordinance — the H.O.M.E. Act — comprehensively modernizes Gardner's zoning to:

- Encourage housing production and affordability through streamlined approvals.
- Introduce Small Homes and Starter Homes as new housing types.
- Allow Accessory Dwelling Units by right across all residential zones.
- Create overlay districts for higher-density and transit-oriented development.
- Simplify parking standards and promote shared and compact parking options.
- Introduce inspection flexibility for small owner-occupied multifamily units.
- Ensure that permitting is efficient, transparent, and equitable, including special provisions for veterans housing.

63



Questions?

64

	1997	1998	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022
New Resident Births	217	233	235	224	255	226	249	235	236	259	283	267	240	232	188	250	216	203	267	230	216	426	388	355	340	304
Population	2	1	7	0	7	1	9	7	8	5	3	2	2	8	2	4	4	0	3	2	0	20,719	20,683	21,287	21,191	20,902
Deaths	221	221	247	231	258	213	243	223	223	219	198	206	194	203	216	221	229	229	220	215	256	223	214	261	286	282
Natural Population Net	-4	12	-12	-7	-3	13	6	12	13	40	85	61	46	29	-28	250	-5	-26	47	15	-40	203	174	94	54	22

Population Trends				
Year	Total Population	Population Under 18	Population Over 18	% over 18
1970	19748	5939	13809	69.93%
1980	17900	4400	13500	75.42%
1990	20125	4557	15568	77.36%
2000	20770	4929	15841	76.27%
2010	20228	4200	16028	79.24%
2020	21287	3941	17346	81.49%

Year	Median Household Income	YOY Change(\$)	YOY Change(%)	Median Household Income Adjusted for Inflation (2010 \$)
2010	\$ 67,905.00	-	-	\$ 67,905.00
2011	\$ 65,500.00	-2,405	-3.54%	\$ 63,606.00
2012	\$ 65,260.00	-240	-0.37%	\$ 61,603.00
2013	\$ 64,167.00	-1,093	-1.67%	\$ 59,862.00
2014	\$ 60,203.00	-3,964	-6.18%	\$ 55,248.00
2015	\$ 56,637.00	-3,566	-5.92%	\$ 51,994.00
2016	\$ 59,104.00	2,467	4.36%	\$ 53,476.00
2017	\$ 60,998.00	1,894	3.20%	\$ 53,984.00
2018	\$ 61,155.00	157	0.26%	\$ 52,918.00
2019	\$ 59,395.00	-1,760	-2.88%	\$ 50,530.00
2020	\$ 61,009.00	1,614	2.72%	\$ 51,201.00
2021	\$ 59,393.00	-1,616	-2.65%	\$ 47,295.00
2022	\$ 59,324.00	-69	-0.12%	\$ 43,660.00
2023	\$ 62,948.00	3,624	6.11%	\$ 44,674.00

Housing Unit Counts					
Year	Total Units	Units Occupied	Units Vacant	Housing Occupancy Rate	
1970	6501	6284	217	96.7	
1980	7477	7038	439	94.1	
1990	8654	7979	675	92.2	
2000	8837	8282	556	93.7	
2010	9126	8224	902	90.1	
2020	9411	8720	691	92.6	

Year	New Single Family Construction	New Multifamily Construction	Residential Alterations
2005	41	21	374
2006	30	8	364
2007	35	2	240
2008	11	2	178
2009	13	4	144
2010	9	0	162
2011	6	0	183
2012	4	0	101
2013	7	0	179
2014	14	0	177
2015	26	0	81
2016	24	0	130
2017	25	0	116
2018	22	0	122
2019	14	0	137
2020	13	0	74
2021	21	0	85
2022	19	0	73
2023	15	0	93
2024	10	0	82
2025	10	0	85

Source: Building Permit Data, City of Gardner Building Department

Calendar Year	# of Sales	
2005	199	
2006	165	
2007	143	
2008	109	
2009	122	Rolling 5 year average
2010	134	147.6
2011	122	134.6
2012	144	126
2013	154	126.2
2014	160	135.2
2015	203	142.8
2016	225	156.6
2017	263	177.2
2018	235	201
2019	239	217.2
2020	237	233
2021	231	239.8
2022	215	241
2023	174	231.4
2024	161	219.2
2025	131	203.6
		182.4

Fiscal Year	Total Residential Valuation	Res % of Increase from 2019
2019	1,069,105,409	
2020	1,137,043,228	6.35%
2021	1,175,288,183	9.93%
2022	1,318,229,099	23.30%
2023	1,621,892,966	51.71%
2024	1,835,104,190	71.65%
2025	1,979,379,280	85.14%
2026	2,162,039,059	102.23%

Fiscal Year	Avg Single Fam Value	SF % of Increase from 2019
2019	193,423	
2020	205,881	6.55%
2021	212,202	10.23%
2022	237,944	23.97%
2023	286,640	49.42%
2024	326,380	70.05%
2025	340,779	77.55%
2026	366,888	91.44%

Fiscal Year	Avg Multifamily	Res % Increase from 2019
2019	164,358	
2020	175,700	6.90%
2021	182,135	10.82%
2022	207,054	25.98%
2023	269,594	64.03%
2024	300,198	82.65%
2025	350,587	113.31%
2026	393,229	139.25%

Average Gardner Rent 2005-2025 (MLS Data)			
Year	1-Bedroom	2-Bedroom	3-Bedroom
2005	\$ 650.00	\$ 829.00	\$ 1,100.00
2006	\$ 650.00	\$ 675.00	\$ 761.00
2007	\$ 650.00	\$ 950.00	\$ 1,498.00
2008	\$ 400.00	\$ 855.00	\$ 1,350.00
2009	\$ 631.00	\$ 788.00	\$ 1,306.00
2010	\$ 606.00	\$ 799.00	\$ 1,279.00
2011	\$ 613.00	\$ 860.00	\$ 1,125.00
2012	\$ 700.00	\$ 952.00	\$ 1,297.00
2013	\$ 625.00	\$ 945.00	\$ 1,213.00
2014	\$ 626.00	\$ 890.00	\$ 1,250.00
2015	\$ 580.00	\$ 1,023.00	\$ 1,350.00
2016	\$ 706.00	\$ 951.00	\$ 1,169.00
2017	\$ 688.00	\$ 896.00	\$ 1,215.00
2018	\$ 750.00	\$ 1,088.00	\$ 1,301.00
2019	\$ 909.00	\$ 1,098.00	\$ 1,493.00
2020	\$ 947.00	\$ 1,125.00	\$ 1,425.00
2021	\$ 965.00	\$ 1,099.00	\$ 1,780.00
2022	\$ 1,065.00	\$ 1,361.00	\$ 1,542.00
2023	\$ 1,170.00	\$ 1,525.00	\$ 1,912.00
2024	\$ 1,298.00	\$ 1,613.00	\$ 1,825.00
2025	\$ 1,328.00	\$ 1,695.00	\$ 2,117.00

Hon. George Tyros, Council President
And Members of the City Council
Gardner City Hall, Room 121
95 Pleasant Street
Gardner, MA 01440

Re: Support for the “H.O.M.E. Act” – Docket #11407

Dear Council President Tyros and Members of the City Council,

My name is Matt Rabbito, and I am the General Manager of Simplified Management, Inc., a property management and general contracting company operating throughout Massachusetts, New Hampshire, and Maine. Our team manages and develops housing across New England, including a meaningful number of units in the City of Gardner. Because we work closely with owners, tenants, contractors, and municipal officials, we see firsthand the challenges that current zoning and parking standards can create for producing and preserving housing.

I am writing to express my strong support for the proposed zoning ordinance titled the “H.O.M.E. Act” (Docket #11407). As outlined in the submission, the ordinance’s provisions — including making certain areas of the City multifamily by right, reducing parking minimums from one space per bedroom to one space per unit, expanding and modernizing regulations around ADUs and tiny home developments, adjusting minimum lot sizes and parking location regulations, and creating expedited permitting and incentives for projects with a veterans preference — are exactly the types of practical, development-friendly policy changes that will help Gardner add much-needed housing.

From our experience managing over 200 units in and around this region, the proposed parking change is particularly well aligned with how residents actually live: most households have one vehicle, and in the limited cases where a household has more than one, we are able to address it on a case-by-case basis prior to lease signing. Requirements based on bedrooms rather than households often have the unintended effect of making small, infill, and rehab projects financially unworkable — especially on underutilized or blighted parcels. Moving to a one-space-per-unit standard will remove an unnecessary barrier to investment without creating a real parking problem in practice.

Just as importantly, the ordinance’s approach to by-right multifamily, larger ADUs (up to 1,250 sq. ft.) in all residential districts, and allowing tiny home developments will give both existing property owners and new investors more tools to create housing at different price points. That flexibility is essential if Gardner is going to respond to the broader housing pressures facing the Commonwealth.

We have been working toward a more development-friendly framework in Gardner for some time, and I appreciate the Mayor, Councilor Hardern, and the Council taking this up now. These changes will make it more feasible to rehabilitate older buildings, reactivate vacant lots, and deliver housing that is well managed, code-compliant, and compatible with surrounding neighborhoods.

Thank you for your consideration and for your continued efforts to expand housing opportunities in Gardner. I respectfully urge the Council and the Planning Board to approve the H.O.M.E. Act as proposed.

Sincerely,

Matt Rabbito
General Manager
Simplified Management, Inc.

Todd O. Wheatley
Millennium Holding Group LLC
165 Thorndike St
Lowell, MA 01852
todd@shadetreecompanies.com
339-368-3952

Dear Council President Tyros and Members of the City Council,

I am writing to express my strong support for the proposed zoning ordinance updates submitted by Mayor Mike Nicholson and Councilor Karen Hardern, known as the H.O.M.E. Act (Docket #11407). As a real estate professional actively involved in the Gardner community, I have witnessed firsthand the challenges posed by our region's housing crisis. This innovative proposal represents a vital step forward in addressing housing insecurity, fostering economic growth, and enhancing the quality of life for residents.

The H.O.M.E. Act's targeted reforms—such as designating areas for multifamily by-right development, reducing parking minimums to one spot per unit, streamlining parking regulations, and adjusting minimum lot sizes—will remove outdated barriers that have long hindered housing production. These changes will enable more efficient land use and encourage diverse housing options that meet the needs of families, young professionals, and seniors alike.

Particularly noteworthy are the changes to parking minimums, the provisions for tiny home developments and the expansion of accessory dwelling units (ADUs) to a maximum of 1,250 square feet in all residential districts. These measures promote affordability and flexibility, allowing homeowners to add income-generating units or accommodate multigenerational living without unnecessary red tape. Additionally, the expedited permitting process for housing projects and incentives for developments prioritizing 5% veterans' preference align with Gardner's values of equity and service, ensuring that our veterans and underserved populations benefit directly from new opportunities.

From my perspective in real estate, these updates will not only stimulate local development but also attract investment, create jobs, and bolster the tax base—ultimately strengthening our city's resilience against broader economic pressures. I have no doubt that implementing the H.O.M.E. Act will position Gardner as a leader in innovative, inclusive housing policy across the Commonwealth.

I urge the City Council to approve this ordinance without delay and look forward to its positive impact on our community. Should you require any additional information or insights from my experience in the field, please do not hesitate to contact me. Thank you for your dedication to Gardner's future.

Sincerely,



Todd O. Wheatley
Manager
Millennium Holding Group LLC

Anita Muhammad
29-31 Franklin Ct
Gardner Ma 01440

October 31st 2025

City of Gardner
115 Pleasant St
Gardner Ma 01440

To Whom it may concern,

As a resident and property manager of Simplified Management, I oversee the management of more than 200 residential units in the greater Worcester area, with the majority located here in Gardner.

In my experience, the vast majority of renters and residents maintain only one vehicle per household. In cases where a resident has more than one vehicle, our team is consistently able to find a reasonable solution prior to lease signing and handle it effectively on a case-by-case basis.

I strongly support the proposed zoning ordinance updates that reduce parking requirements to one space per unit, expand by-right multifamily development, and allow for greater flexibility with accessory dwelling units and tiny homes. These changes will encourage responsible growth, make housing development more feasible, and help revitalize underutilized and blighted properties throughout the city.

Thank you for your consideration and for continuing to make Gardner a more accessible and development-friendly community.

Thank you
Anita Muhammad



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

January 23, 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, FEBRUARY 2, 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 excavate the public highways and to run and maintain underground electric conduits, together with such sustaining and protective fixtures as it may find necessary for the transmission of electricity, said underground conduits to be located substantially in accordance with the plan filed herewith marked:

11754 – High Street – National Grid to Relocate 2 Jointly Owned Poles on High Street beginning at a point approximately 10' feet south of the centerline of the intersection of High Street and Newton Street and continuing approximately 120' feet in an east direction. Relocating P30 and P31 on High Street to alleviate clearance issues to new construction being built on Newton Street.

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

CITY COUNCIL OF GARDNER

By: TITI SIRIPHAN
City Clerk



ENGINEERING DEPARTMENT
CITY OF GARDNER
50 Manca Drive, Gardner MA 01440

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

PROJECT REVIEW MEMORANDUM

To: George Tyros, City Council President
Cc: Dane Arnold, DPW Director
Titi Siriphan, City Clerk
From: Robert Oliva – City Engineer *REO*
Date: January 13, 2026
Project: National Grid City Council Petition – High Street
City Council Item #11754

National Grid has submitted a pole petition for removing two existing poles and replacing them with new poles in slightly different locations on High Street. This is required due to the construction of a new home on the corner of High and Newton Street. I have inspected the proposed locations, reviewed the petition application, and my only comment that is an existing street light on pole P30 will need to be relocated to the new P30.

nationalgrid

RECEIVED
2025 DEC 23 A 11:34
CITY CLERK'S OFFICE
GARDNER, MA

November 17, 2025

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 – Evan Loosigian 774-823-5889

RECEIVED

PETITION FOR JOINT OR IDENTICAL POLE LOCATIONS

NOV 23 A 11:34

North Andover, Massachusetts

CITY CLERK'S OFFICE
GARDNER, MA

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:

High St - National Grid to Relocate 2 JO Poles on High St beginning at a point approximately 10' feet south of the centerline of the intersection of High St and Newton St and continuing approximately 120' feet in an east direction. Relocating P30 and P31 on High St to alleviate clearance issues to new construction being built on Newton St.

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 – High St – Gardner – Massachusetts.

No.# 31139440 November 17, 2025

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 *Eylmar Garcia*

BY _____
Engineering Department

VERIZON NEW ENGLAND, INC.

BY _____
Manager / Right of Way

RECEIVED

2025 DEC 23 A 11: 34

CITY CLERK'S OFFICE
GARDNER, MA

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 17th day of November, 2025.

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 - High St - Gardner - Massachusetts

November 17, 2025. Filed with this order. WR # 31139440.

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:

High St - National Grid to Relocate 2 JO Poles on High St beginning at a point approximately 10' feet south of the centerline of the intersection of High St and Newton St and continuing approximately 120' feet in an east direction. Relocating P30 and P31 on High St to alleviate clearance issues to new construction being built on Newton St.

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

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

Massachusetts City/Town Clerk. _____
20 .

Received and entered in the records of location orders of the City/Town of

Book Page

Attest:
City/Town Clerk

I hereby certify that on _____ 20____, at _____ o'clock, M
at _____ a public hearing was held on the petition of
Massachusetts Electric Company d/b/a National Grid and VERIZON NEW ENGLAND, INC.

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

City/Town Clerk.

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

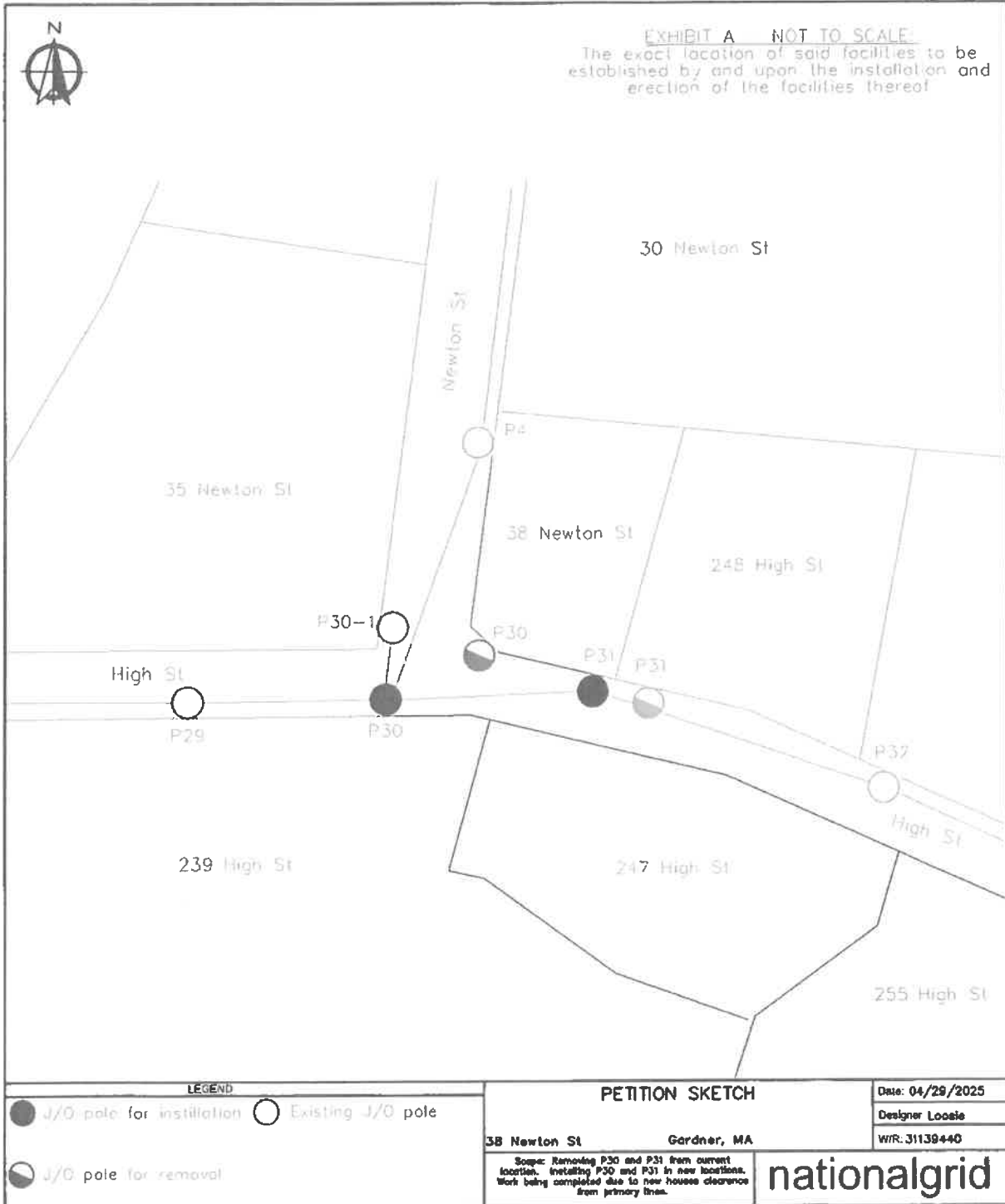
Board or Council of Town or City, Massachusetts

CERTIFICATE

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

Attest:
City/Town Clerk

DO NOT USE THIS SPACE FOR ANYTHING





City of Gardner - Executive Department
Mayor Michael J. Nicholson

January 27, 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 Implementation of Exhibit F of Attachment 1 of Chapter 8 of the Code of the City of Gardner, thereof entitled "Primary Non-Union Compensation Schedule."

Dear Mr. President and Councilors,

I am writing to provide you an update on the implementation of the new non-union compensation schedule that was adopted with the passage of Item # 11738.

The new ordinance and step rates have been fully implemented and those employees who were listed in the ordinance received their retroactive payments to the effective date of the beginning of the fiscal year. This was processed in the third pay period in December.

There are a few amendments that the Administration are looking to provide to the City Council in February.

- 1) There are a few mechanic positions that are paid for out of the golf enterprise funds that had a formula calculation error with the new rates. This error was caused due to these positions having their own step scale in the former ordinance, not lining up with the new formula the correct way.
- 2) As was stated during the City Council Meeting of November 17, 2025, some positions had not been originally included due to potential unionization. There are positions that are able to be added to the ordinance as that process has progressed.
- 3) believe the effective date should be amended so that it takes effect before the swim season starts to avoid having two different rates for the season.

The first draft of this amendment has been written but is still under review by the Administration. Once completed, I plan to submit this to the City Council before the end of February.

Respectfully Submitted,

Michael J. Nicholson
Mayor, City of Gardner

License Application
Processing Fee - \$200.00



CITY OF GARDNER, MASSACHUSETTS
City Hall - Room 121 - 95 Pleasant Street
Gardner, MA 01440-2630
Tel: 978-630-4058 Fax: 978-630-2589

Date Received
RECEIVED

2025 DEC 16 A 11:05
CITY CLERK'S OFFICE
GARDNER, MA

**APPLICATION FOR LICENSE TO BUY AND
SELL SECOND HAND MOTOR VEHICLES**

New ___ Renewal **Class 1** Class 2 - Class 3 (Circle all that apply to this Application)

1. Legal Name of Business: Salvadore Auto Exchange, Inc
(Name as registered with the Secretary of the Commonwealth's Corporations Division. If individual or partnerships enter names)

2. Doing Business As: Salvadore Chevrolet
(If conducted under any name other than the Applicant's Legal Name. An active Business Certificate must be on file with the City Clerk)

3. Business Address: 442 West Broadway Gardner MA 01440
(Complete street address where business will be conducted and P.O. Box, if any)

4. Business Tel: 978-630-2000 Cellular _____ Fax 978-630-0207 E-Mail pamk@salvadoreauto.com

5. Is the business an individual, partnership, association or corporation? Corporation

6. If an individual, state full name and residential address: _____

7. If a partnership, state full names and residential addresses of all partners: _____

8. If an association or corporation, state full names of the principal officers:
President Angelo G. Salvadore
Secretary Angelo G. Salvadore
Treasurer Angelo G. Salvadore

9. Are you engaged principally in the business of buying, selling, or exchanging motor vehicles? Yes
a. If so, is your principal business the sale of new motor vehicles? Yes
b. Is your principal business the buying and selling or exchanging of second hand motor vehicles? Yes
c. Is your principal business that of a motor vehicle junk dealer? NO
d. Is your principal business that of a "Repairs"? Yes
e. Is your principal business that of "Repossession"? NO

9. Provide a complete description of all the premises to be used for the purpose of carrying on the business:
land & building located at 442 West Broadway approx 117FT
Frontage on West Broadway 119FT of Frontage on Kinross Dr Lot
depths 9000 sqft used as offices & showrooms

10. Are you a recognized agent of a motor vehicle manufacturer? YES NO _____
If yes, state the name of the manufacturer: General Motors

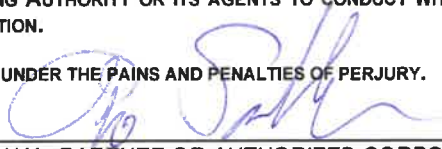
11. Do you have a signed contract as required by Section 58, Class I? YES ✓ NO _____
12. Have you ever applied for a license to deal in second hand motor vehicles or parts thereof? YES ✓ NO _____
 If yes, in what city or town? Gardner
 Did you receive a license? YES ✓ NO _____ For what year? 2025
13. Has any license issued to you in Massachusetts or any other state to deal in motor vehicles or parts thereof ever been suspended or revoked? YES _____ NO ✓ If yes, please explain: _____

Provide the following items/documentation with the completed Application form:

- Applicable License Application Processing Fee(s)**, check payable to "City of Gardner"
- Surety Bond** in the amount of \$25,000 executed by a surety company authorized to transact business in Massachusetts, or other equivalent proof of financial responsibility satisfactory to the municipal licensing authority. A separate bond shall be required for each different name under which the dealer conducts his business. (Applies only to Class 2 Dealers).
- State and Federal Tax Certification Affidavit**
- City of Gardner **PERMIT/APPLICATION GOOD STANDING CERTIFICATE**
- Criminal Offender Record Information (CORI) Authorization form.**
- Workers Compensation Insurance Affidavit: General Businesses**
- Parking Plan** (scaled 1" = 40 ft.) showing Building Department-approved parking layout. Six (6) copies shall be reduced to either 8½" x 11", or if applicable, 11" x 17".
- Site Plan** (scaled 1" = 40 ft.) showing all available parking, driveways, entrances and exits, building location, etc. Six (6) copies shall be reduced to either 8½" x 11", or if applicable, 11" x 17".
- Zoning Opinion** from the Building Commissioner.
- Planning Board and/or Board of Appeals Decisions (*if applicable*).

THE APPLICANT CERTIFIES THAT ALL STATE TAX RETURNS HAVE BEEN FILED AND ALL STATE AND LOCAL TAXES REQUIRED BY LAW HAVE BEEN PAID AND AGREES TO COMPLY WITH THE TERMS OF ITS LICENSE AND APPLICABLE LAW, AND ALL RULES AND REGULATIONS PROMULGATED THERETO. APPLICANT FURTHER CERTIFIES THAT THE INFORMATION CONTAINED IN THIS APPLICATION IS TRUE AND ACCURATE AND ALSO AUTHORIZE THE LICENSING AUTHORITY OR ITS AGENTS TO CONDUCT WHATEVER INVESTIGATION IS NECESSARY TO VERIFY THE INFORMATION CONTAINED IN THIS APPLICATION.

SIGNED UNDER THE PAINS AND PENALTIES OF PERJURY.



DATE SIGNED 12-15-2025

INDIVIDUAL, PARTNER OR AUTHORIZED CORPORATE OFFICER OR APPLICANT

License Fee must be submitted with this form. Make check payable to City of Gardner. Mail completed Application Form, along with all required documentation and check to: City Clerk, 95 Pleasant Street, Room 121, Gardner, MA 01440.

NOTICE: The filing of this application confers no rights on the part of the Applicant to undertake any activities until the license has been granted. The issuance of a license under this section or sections is subject to the Applicant's compliance with all other applicable Federal, State or local statutes, ordinances, bylaws, rules or regulations. The Licensing Authority reserves the right to request any additional information it reasonably deems appropriate for the purpose of determining the terms and conditions of the License and its decision to issue a License. The provisions of G.L. c.152 requires the filing of a Workers' Compensation Insurance Affidavit with this application. Failure to file the Affidavit, along with any other required information and/or documentation, shall be sufficient cause for the denial of the License application.

License Application
Processing Fee - \$200.00



CITY OF GARDNER, MASSACHUSETTS
City Hall - Room 121 - 95 Pleasant Street
Gardner, MA 01440-2630
Tel: 978-630-4058 Fax: 978-630-2589

Date Received
RECEIVED

2025 DEC 16 A 11:05
CITY CLERK'S OFFICE
GARDNER, MA

**APPLICATION FOR LICENSE TO BUY AND
SELL SECOND HAND MOTOR VEHICLES**

New ___ Renewal **Class 1** - Class 2 - Class 3 (Circle all that apply to this Application)

1. Legal Name of Business: Salvadore Auto Exchange, Inc
(Name as registered with the Secretary of the Commonwealth's Corporations Division. If individual or partnerships enter names)
2. Doing Business As: Salvadore Chrysler Dodge Jeep Ram
(If conducted under any name other than the Applicant's Legal Name. An active Business Certificate must be on file with the City Clerk)
3. Business Address: 442 West Broadway Gardner, MA 01440
(Complete street address where business will be conducted and P.O. Box, if any)
4. Business Tel: 978-630-2200 Cellular _____ Fax 978-632-5913 E-Mail pamk@salvadoreauto.com
5. Is the business an individual, partnership, association or corporation? Corporation
6. If an individual, state full name and residential address: _____
7. If a partnership, state full names and residential addresses of all partners: _____
8. If an association or corporation, state full names of the principal officers:
 President Angelo G. Salvadore
 Secretary Angelo G. Salvadore
 Treasurer Angelo G. Salvadore
9. Are you engaged principally in the business of buying, selling, or exchanging motor vehicles? Yes
 - a. If so, is your principal business the sale of new motor vehicles? Yes
 - b. Is your principal business the buying and selling or exchanging of second hand motor vehicles? Yes
 - c. Is your principal business that of a motor vehicle junk dealer? NO
 - d. Is your principal business that of a "Repairs"? YES
 - e. Is your principal business that of "Repossession"? NO
9. Provide a complete description of all the premises to be used for the purpose of carrying on the business:
Land and building located at 440 West Broadway approx 3.81 acres
302 Ft Frontage on Kinzer Dr Building is 24,984 sq Feet
used for offices & showroom
10. Are you a recognized agent of a motor vehicle manufacturer? YES NO _____
 If yes, state the name of the manufacturer: Stellantis FCA

11. Do you have a signed contract as required by Section 58, Class I? YES NO
12. Have you ever applied for a license to deal in second hand motor vehicles or parts thereof? YES NO
 If yes, in what city or town? Gardner
 Did you receive a license? YES NO For what year? 2025
13. Has any license issued to you in Massachusetts or any other state to deal in motor vehicles or parts thereof ever been suspended or revoked? YES NO If yes, please explain: _____

Provide the following items/documentation with the completed Application form:

- Applicable License Application Processing Fee(s), check payable to "City of Gardner"
- Surety Bond in the amount of \$25,000 executed by a surety company authorized to transact business in Massachusetts, or other equivalent proof of financial responsibility satisfactory to the municipal licensing authority. A separate bond shall be required for each different name under which the dealer conducts his business. (Applies only to Class 2 Dealers).
- State and Federal Tax Certification Affidavit
- City of Gardner PERMIT/APPLICATION GOOD STANDING CERTIFICATE
- Criminal Offender Record Information (CORI) Authorization form.
- Workers Compensation Insurance Affidavit: General Businesses
- Parking Plan (scaled 1" = 40 ft.) showing Building Department-approved parking layout. Six (6) copies shall be reduced to either 8½" x 11", or if applicable, 11" x 17".
- Site Plan (scaled 1" = 40 ft.) showing all available parking, driveways, entrances and exits, building location, etc. Six (6) copies shall be reduced to either 8½" x 11", or if applicable, 11" x 17".
- Zoning Opinion from the Building Commissioner.
- Planning Board and/or Board of Appeals Decisions (if applicable).

THE APPLICANT CERTIFIES THAT ALL STATE TAX RETURNS HAVE BEEN FILED AND ALL STATE AND LOCAL TAXES REQUIRED BY LAW HAVE BEEN PAID AND AGREES TO COMPLY WITH THE TERMS OF ITS LICENSE AND APPLICABLE LAW, AND ALL RULES AND REGULATIONS PROMULGATED THERETO. APPLICANT FURTHER CERTIFIES THAT THE INFORMATION CONTAINED IN THIS APPLICATION IS TRUE AND ACCURATE AND ALSO AUTHORIZE THE LICENSING AUTHORITY OR ITS AGENTS TO CONDUCT WHATEVER INVESTIGATION IS NECESSARY TO VERIFY THE INFORMATION CONTAINED IN THIS APPLICATION.

SIGNED UNDER THE PAINS AND PENALTIES OF PERJURY.

[Handwritten Signature]

DATE SIGNED 12-15-2025

INDIVIDUAL, PARTNER OR AUTHORIZED CORPORATE OFFICER OR APPLICANT

License Fee must be submitted with this form. Make check payable to City of Gardner. Mail completed Application Form, along with all required documentation and check to: City Clerk, 95 Pleasant Street, Room 121, Gardner, MA 01440.

NOTICE: The filing of this application confers no rights on the part of the Applicant to undertake any activities until the license has been granted. The issuance of a license under this section or sections is subject to the Applicant's compliance with all other applicable Federal, State or local statutes, ordinances, bylaws, rules or regulations. The Licensing Authority reserves the right to request any additional information it reasonably deems appropriate for the purpose of determining the terms and conditions of the License and its decision to issue a License. The provisions of G.L. c.152 requires the filing of a Workers' Compensation Insurance Affidavit with this application. Failure to file the Affidavit, along with any other required information and/or documentation, **shall be sufficient cause for the denial of the License application.**

License Application
Processing Fee - \$200.00



CITY OF GARDNER, MASSACHUSETTS
City Hall - Room 121 - 95 Pleasant Street
Gardner, MA 01440-2630
Tel: 978-630-4058 Fax: 978-630-2589

Date Received
RECEIVED

2025 DEC -9 A 9:33

CITY CLERK'S OFFICE
GARDNER, MA

APPLICATION FOR LICENSE TO BUY AND SELL SECOND HAND MOTOR VEHICLES

New Renewal Class 1 Class 2 Class 3 (Circle all that apply to this Application)

1. Legal Name of Business: Blake Motors
(Name as registered with the Secretary of the Commonwealth's Corporations Division. If individual or partnerships enter names)
2. Doing Business As: SAME
(If conducted under any name other than the Applicant's Legal Name. An active Business Certificate must be on file with the City Clerk)
3. Business Address: 412 Main St Gardner MA 01440
978 790 8006
(Complete street address where business will be conducted and P.O. Box, if any)
4. Business Tel. _____ Cellular _____ Fax _____ E-Mail russblake174@yahoo.com
5. Is the business an individual, partnership, association or corporation? _____
6. If an individual, state full name and residential address: Russell Blake
16 Hospital Rd Baldwinville MA 01436
7. If a partnership, state full names and residential addresses of all partners: _____
8. If an association or corporation, state full names of the principal officers: _____
President _____
Secretary _____
Treasurer _____
9. Are you engaged principally in the business of buying, selling, or exchanging motor vehicles? yes
 - a. If so, is your principal business the sale of new motor vehicles? NO
 - b. Is your principal business the buying and selling or exchanging of second hand motor vehicles? yes
 - c. Is your principal business that of a motor vehicle junk dealer? NO
 - d. Is your principal business that of a "Repairs"? NO
 - e. Is your principal business that of "Repossession"? NO
9. Provide a complete description of all the premises to be used for the purpose of carrying on the business:
Pine St Parking lot
Office space for sales
10. Are you a recognized agent of a motor vehicle manufacturer? YES _____ NO
If yes, state the name of the manufacturer: _____

11. Do you have a signed contract as required by Section 58, Class I? YES _____ NO X
12. Have you ever applied for a license to deal in second hand motor vehicles or parts thereof? YES X NO _____
 If yes, in what city or town? Gardner
 Did you receive a license? YES X NO _____ For what year? 07-20
13. Has any license issued to you in Massachusetts or any other state to deal in motor vehicles or parts thereof ever been suspended or revoked? YES _____ NO X If yes, please explain: _____

Provide the following items/documentation with the completed Application form:

- Applicable License Application Processing Fee(s)**, check payable to "City of Gardner"
- Surety Bond** in the amount of \$25,000 executed by a surety company authorized to transact business in Massachusetts, or other equivalent proof of financial responsibility satisfactory to the municipal licensing authority. A separate bond shall be required for each different name under which the dealer conducts his business. (Applies only to Class 2 Dealers).
- State and Federal Tax Certification Affidavit**
- City of Gardner **PERMIT/APPLICATION GOOD STANDING CERTIFICATE**
- Criminal Offender Record Information (CORI) Authorization form.**
- Workers Compensation Insurance Affidavit: General Businesses**
- Parking Plan** (scaled 1" = 40 ft.) showing Building Department-approved parking layout. Six (6) copies shall be reduced to either 8½" x 11", or if applicable, 11" x 17".
- Site Plan** (scaled 1" = 40 ft.) showing all available parking, driveways, entrances and exits, building location, etc. Six (6) copies shall be reduced to either 8½" x 11", or if applicable, 11" x 17".
- Zoning Opinion** from the Building Commissioner.
- Planning Board and/or Board of Appeals Decisions** (if applicable).

THE APPLICANT CERTIFIES THAT ALL STATE TAX RETURNS HAVE BEEN FILED AND ALL STATE AND LOCAL TAXES REQUIRED BY LAW HAVE BEEN PAID AND AGREES TO COMPLY WITH THE TERMS OF ITS LICENSE AND APPLICABLE LAW, AND ALL RULES AND REGULATIONS PROMULGATED THERETO. APPLICANT FURTHER CERTIFIES THAT THE INFORMATION CONTAINED IN THIS APPLICATION IS TRUE AND ACCURATE AND ALSO AUTHORIZES THE LICENSING AUTHORITY OR ITS AGENTS TO CONDUCT WHATEVER INVESTIGATION IS NECESSARY TO VERIFY THE INFORMATION CONTAINED IN THIS APPLICATION.

SIGNED UNDER THE PAINS AND PENALTIES OF PERJURY.

 _____ DATE SIGNED 11-28-25
 INDIVIDUAL, PARTNER OR AUTHORIZED CORPORATE OFFICER OR APPLICANT

License Fee must be submitted with this form. Make check payable to City of Gardner. Mail completed Application Form, along with all required documentation and check to: City Clerk, 95 Pleasant Street, Room 121, Gardner, MA 01440.

NOTICE: The filing of this application confers no rights on the part of the Applicant to undertake any activities until the license has been granted. The issuance of a license under this section or sections is subject to the Applicant's compliance with all other applicable Federal, State or local statutes, ordinances, bylaws, rules or regulations. The Licensing Authority reserves the right to request any additional information it reasonably deems appropriate for the purpose of determining the terms and conditions of the License and its decision to issue a License. The provisions of G.L. c.152 requires the filing of a Workers' Compensation Insurance Affidavit with this application. Failure to file the Affidavit, along with any other required information and/or documentation, **shall be sufficient cause for the denial of the License application.**

License Application
Processing Fee - \$200.00



CITY OF GARDNER, MASSACHUSETTS
City Hall - Room 121 - 95 Pleasant Street
Gardner, MA 01440-2630
Tel: 978-630-4058 Fax: 978-630-2589

Date Received
RECEIVED

2025 DEC 16 A 11:05

CITY CLERK'S OFFICE
GARDNER, MA

**APPLICATION FOR LICENSE TO BUY AND
SELL SECOND HAND MOTOR VEHICLES**

New ___ Renewal Class 1 - Class 2 - Class 3 (Circle all that apply to this Application)

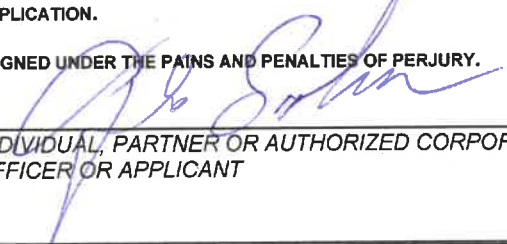
1. Legal Name of Business: Salvadore Auto Exchange, Inc.
(Name as registered with the Secretary of the Commonwealth's Corporations Division. If individual or partnerships enter names)
2. Doing Business As: Salvadore Chevrolet
(If conducted under any name other than the Applicant's Legal Name. An active Business Certificate must be on file with the City Clerk)
3. Business Address: 421 West Broadway Gardner MA 01440
(Complete street address where business will be conducted and P.O. Box, if any)
4. Business Tel. 978-630-2000 Cellular _____ Fax 978-630-0202 E-Mail pamka@salvadoreauto.com
5. Is the business an individual, partnership, association or corporation? Corporation
6. If an individual, state full name and residential address: _____
7. If a partnership, state full names and residential addresses of all partners: _____
8. If an association or corporation, state full names of the principal officers:
 President Angelo G. Salvadore
 Secretary Angelo G. Salvadore
 Treasurer Angelo G. Salvadore
9. Are you engaged principally in the business of buying, selling, or exchanging motor vehicles? Yes
 - a. If so, is your principal business the sale of new motor vehicles? NO
 - b. Is your principal business the buying and selling or exchanging of second hand motor vehicles? Yes
 - c. Is your principal business that of a motor vehicle junk dealer? NO
 - d. Is your principal business that of a "Repairs"? NO
 - e. Is your principal business that of "Repossession"? NO
9. Provide a complete description of all the premises to be used for the purpose of carrying on the business:
Land & Building located @ 421 West Broadway approx 141 Ft of frontage on West Broadway 244 FT ON Risley St. Lot is 141 by 120 16,920 SQ Feet used as offices and showroom
10. Are you a recognized agent of a motor vehicle manufacturer? YES NO _____
If yes, state the name of the manufacturer: General Motors

11. Do you have a signed contract as required by Section 58, Class I? YES ✓ NO _____
12. Have you ever applied for a license to deal in second hand motor vehicles or parts thereof? YES ✓ NO _____
 If yes, in what city or town? Gardner
- Did you receive a license? YES ✓ NO _____ For what year? 2025
13. Has any license issued to you in Massachusetts or any other state to deal in motor vehicles or parts thereof ever been suspended or revoked? YES _____ NO ✓ If yes, please explain: _____

Provide the following items/documentation with the completed Application form:

- Applicable License Application Processing Fee(s)**, check payable to **"City of Gardner"**
- Surety Bond** in the amount of **\$25,000** executed by a surety company authorized to transact business in Massachusetts, or other equivalent proof of financial responsibility satisfactory to the municipal licensing authority. A separate bond shall be required for each different name under which the dealer conducts his business. (Applies only to Class 2 Dealers).
- State and Federal Tax Certification Affidavit**
- City of Gardner **PERMIT/APPLICATION GOOD STANDING CERTIFICATE**
- Criminal Offender Record Information (CORI) Authorization form.**
- Workers Compensation Insurance Affidavit: General Businesses**
- Parking Plan** (scaled 1" = 40 ft.) showing Building Department-approved parking layout. Six (6) copies shall be reduced to either 8½" x 11", or if applicable, 11" x 17".
- Site Plan** (scaled 1" = 40 ft.) showing all available parking, driveways, entrances and exits, building location, etc. Six (6) copies shall be reduced to either 8½" x 11", or if applicable, 11" x 17".
- Zoning Opinion** from the Building Commissioner.
- Planning Board and/or Board of Appeals Decisions (*if applicable*).

THE APPLICANT CERTIFIES THAT ALL STATE TAX RETURNS HAVE BEEN FILED AND ALL STATE AND LOCAL TAXES REQUIRED BY LAW HAVE BEEN PAID AND AGREES TO COMPLY WITH THE TERMS OF ITS LICENSE AND APPLICABLE LAW, AND ALL RULES AND REGULATIONS PROMULGATED THERETO. APPLICANT FURTHER CERTIFIES THAT THE INFORMATION CONTAINED IN THIS APPLICATION IS TRUE AND ACCURATE AND ALSO AUTHORIZE THE LICENSING AUTHORITY OR ITS AGENTS TO CONDUCT WHATEVER INVESTIGATION IS NECESSARY TO VERIFY THE INFORMATION CONTAINED IN THIS APPLICATION.

SIGNED UNDER THE PAINS AND PENALTIES OF PERJURY.


DATE SIGNED 12-15-2025

INDIVIDUAL, PARTNER OR AUTHORIZED CORPORATE OFFICER OR APPLICANT

License Fee must be submitted with this form. Make check payable to **City of Gardner**. Mail completed Application Form, along with all required documentation and check to: **City Clerk, 95 Pleasant Street, Room 121, Gardner, MA 01440.**

NOTICE: The filing of this application confers no rights on the part of the Applicant to undertake any activities until the license has been granted. The issuance of a license under this section or sections is subject to the Applicant's compliance with all other applicable Federal, State or local statutes, ordinances, bylaws, rules or regulations. The Licensing Authority reserves the right to request any additional information it reasonably deems appropriate for the purpose of determining the terms and conditions of the License and its decision to issue a License. The provisions of G.L. c.152 requires the filing of a Workers' Compensation Insurance Affidavit with this application. Failure to file the Affidavit, along with any other required information and/or documentation, shall be sufficient cause for the denial of the License application.

License Application
Processing Fee - \$200.00



CITY OF GARDNER, MASSACHUSETTS
City Hall - Room 121 - 95 Pleasant Street
Gardner, MA 01440-2630
Tel: 978-630-4058 Fax: 978-630-2589

Date Received
RECEIVED

2025 DEC 16 A 11:06

**APPLICATION FOR LICENSE TO BUY AND
SELL SECOND HAND MOTOR VEHICLES**

CITY CLERK'S OFFICE
GARDNER, MA

New ___ Renewal ___ Class 1 Class 2 Class 3 (Circle all that apply to this Application)

1. Legal Name of Business: Salvadore Auto Exchange, Inc
(Name as registered with the Secretary of the Commonwealth's Corporations Division. If individual or partnerships enter names)
2. Doing Business As: Salvadore Chevrolet
(If conducted under any name other than the Applicant's Legal Name. An active Business Certificate must be on file with the City Clerk)
3. Business Address: 249 Timpany Blvd Gardner MA 01440
(Complete street address where business will be conducted and P.O. Box, if any)
4. Business Tel: 978-630-2000 Cellular _____ Fax 978-630-0202 E-Mail pamk@salvadoreauto.com
5. Is the business an individual, partnership, association or corporation? Corporation
6. If an individual, state full name and residential address: _____
7. If a partnership, state full names and residential addresses of all partners: _____
8. If an association or corporation, state full names of the principal officers:
 President Angelo G. Salvadore
 Secretary Angelo G. Salvadore
 Treasurer Angelo G. Salvadore
9. Are you engaged principally in the business of buying, selling, or exchanging motor vehicles? Yes
 - a. If so, is your principal business the sale of new motor vehicles? NO
 - b. Is your principal business the buying and selling or exchanging of second hand motor vehicles? Yes
 - c. Is your principal business that of a motor vehicle junk dealer? NO
 - d. Is your principal business that of a "Repairs"? Yes
 - e. Is your principal business that of "Repossession"? NO
9. Provide a complete description of all the premises to be used for the purpose of carrying on the business:
land and building located @ 249 Timpany Blvd & 295 TIMPANY BLVD
Frontage of 238 Feet Frontage on Timpany 127 Ft Frontage on
West Broadway lot is 30,717 Sq Feet used as office & showroom
10. Are you a recognized agent of a motor vehicle manufacturer? YES NO _____
 If yes, state the name of the manufacturer: General Motors

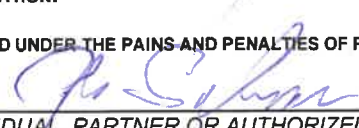
11. Do you have a signed contract as required by Section 58, Class I? YES ✓ NO _____
12. Have you ever applied for a license to deal in second hand motor vehicles or parts thereof? YES ✓ NO _____
 If yes, in what city or town? Gardner
- Did you receive a license? YES ✓ NO _____ For what year? 2025
13. Has any license issued to you in Massachusetts or any other state to deal in motor vehicles or parts thereof ever been suspended or revoked? YES _____ NO ✓ If yes, please explain: _____

Provide the following items/documentation with the completed Application form:

- Applicable License Application Processing Fee(s)**, check payable to **"City of Gardner"**
- Surety Bond** in the amount of **\$25,000** executed by a surety company authorized to transact business in Massachusetts, or other equivalent proof of financial responsibility satisfactory to the municipal licensing authority. A separate bond shall be required for each different name under which the dealer conducts his business. (Applies only to Class 2 Dealers).
- State and Federal Tax Certification Affidavit**
- City of Gardner **PERMIT/APPLICATION GOOD STANDING CERTIFICATE**
- Criminal Offender Record Information (CORI) Authorization form.**
- Workers Compensation Insurance Affidavit: General Businesses**
- Parking Plan** (scaled 1" = 40 ft.) showing Building Department-approved parking layout. Six (6) copies shall be reduced to either 8½" x 11", or if applicable, 11" x 17".
- Site Plan** (scaled 1" = 40 ft.) showing all available parking, driveways, entrances and exits, building location, etc. Six (6) copies shall be reduced to either 8½" x 11", or if applicable, 11" x 17".
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- Planning Board and/or Board of Appeals Decisions *(if applicable)*.

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SIGNED UNDER THE PAINS AND PENALTIES OF PERJURY.



DATE SIGNED 12-15-2025

INDIVIDUAL, PARTNER OR AUTHORIZED CORPORATE OFFICER OR APPLICANT

License Fee must be submitted with this form. Make check payable to City of Gardner. Mail completed Application Form, along with all required documentation and check to: City Clerk, 95 Pleasant Street, Room 121, Gardner, MA 01440.

NOTICE: The filing of this application confers no rights on the part of the Applicant to undertake any activities until the license has been granted. The issuance of a license under this section or sections is subject to the Applicant's compliance with all other applicable Federal, State or local statutes, ordinances, bylaws, rules or regulations. The Licensing Authority reserves the right to request any additional information it reasonably deems appropriate for the purpose of determining the terms and conditions of the License and its decision to issue a License. The provisions of G.L. c.152 requires the filing of a Workers' Compensation Insurance Affidavit with this application. Failure to file the Affidavit, along with any other required information and/or documentation, **shall be sufficient cause for the denial of the License application.**

License Application
Processing Fee - \$200.00



CITY OF GARDNER, MASSACHUSETTS
City Hall - Room 121 - 95 Pleasant Street
Gardner, MA 01440-2630
Tel: 978-630-4058 Fax: 978-630-2589

Date Received

RECEIVED

2025 DEC 16 P 2:09

CITY CLERK'S OFFICE
GARDNER, MA

APPLICATION FOR LICENSE TO BUY AND SELL SECOND HAND MOTOR VEHICLES

New ___ Renewal ___ Class 1 Class 2 Class 3 (Circle all that apply to this Application)

1. Legal Name of Business: JPJ Automotive LLC
(Name as registered with the Secretary of the Commonwealth's Corporations Division. If individual or partnerships enter names)
2. Doing Business As: _____
(If conducted under any name other than the Applicant's Legal Name. An active Business Certificate must be on file with the City Clerk)
3. Business Address: 78 East Broadway
(Complete street address where business will be conducted and P.O. Box, if any)
4. Business Tel. 978-835-9437 Cellular _____ Fax _____ E-Mail Tjohnny2009@yahoo.com
5. Is the business an individual, partnership, association or corporation? LLC
6. If an individual, state full name and residential address: _____
7. If a partnership, state full names and residential addresses of all partners: _____
8. If an association or corporation, state full names of the principal officers:
 President John P Jalbert
 Secretary _____
 Treasurer _____
9. Are you engaged principally in the business of buying, selling, or exchanging motor vehicles? yes
 - a. If so, is your principal business the sale of new motor vehicles? no
 - b. Is your principal business the buying and selling or exchanging of second hand motor vehicles? yes
 - c. Is your principal business that of a motor vehicle junk dealer? no
 - d. Is your principal business that of a "Repairs"? no, repairs are 2nd to sales
 - e. Is your principal business that of "Repossession"? no
9. Provide a complete description of all the premises to be used for the purpose of carrying on the business:
Land & Bldg located at 78 East Broadway Gardner, MA 01440
The premises contain 6917 S.F. in area. A single story
garage of approx. 729 S.F. with a apartment pkg lot located
on site
10. Are you a recognized agent of a motor vehicle manufacturer? YES _____ NO X
 If yes, state the name of the manufacturer: _____

11. Do you have a signed contract as required by Section 58, Class I? YES _____ NO N/A
12. Have you ever applied for a license to deal in second hand motor vehicles or parts thereof? YES X NO _____
 If yes, in what city or town? Gardner
 Did you receive a license? YES X NO _____ For what year? 2011
13. Has any license issued to you in Massachusetts or any other state to deal in motor vehicles or parts thereof ever been suspended or revoked? YES _____ NO X If yes, please explain: _____

Provide the following items/documentation with the completed Application form:

- Applicable License Application Processing Fee(s)**, check payable to "City of Gardner"
- Surety Bond** in the amount of \$25,000 executed by a surety company authorized to transact business in Massachusetts, or other equivalent proof of financial responsibility satisfactory to the municipal licensing authority. A separate bond shall be required for each different name under which the dealer conducts his business. (Applies only to Class 2 Dealers).
- State and Federal Tax Certification Affidavit**
- City of Gardner **PERMIT/APPLICATION GOOD STANDING CERTIFICATE**
- Criminal Offender Record Information (CORI) Authorization form.**
- Workers Compensation Insurance Affidavit: General Businesses**
- Parking Plan** (scaled 1" = 40 ft.) showing Building Department-approved parking layout. Six (6) copies shall be reduced to either 8½" x 11", or if applicable, 11" x 17".
- Site Plan** (scaled 1" = 40 ft.) showing all available parking, driveways, entrances and exits, building location, etc. Six (6) copies shall be reduced to either 8½" x 11", or if applicable, 11" x 17".
- Zoning Opinion** from the Building Commissioner.
- Planning Board and/or Board of Appeals Decisions (*if applicable*).

THE APPLICANT CERTIFIES THAT ALL STATE TAX RETURNS HAVE BEEN FILED AND ALL STATE AND LOCAL TAXES REQUIRED BY LAW HAVE BEEN PAID AND AGREES TO COMPLY WITH THE TERMS OF ITS LICENSE AND APPLICABLE LAW, AND ALL RULES AND REGULATIONS PROMULGATED THERETO. APPLICANT FURTHER CERTIFIES THAT THE INFORMATION CONTAINED IN THIS APPLICATION IS TRUE AND ACCURATE AND ALSO AUTHORIZES THE LICENSING AUTHORITY OR ITS AGENTS TO CONDUCT WHATEVER INVESTIGATION IS NECESSARY TO VERIFY THE INFORMATION CONTAINED IN THIS APPLICATION.

SIGNED UNDER THE PAINS AND PENALTIES OF PERJURY.

John [Signature] DATE SIGNED 12/1/25
 INDIVIDUAL PARTNER OR AUTHORIZED CORPORATE OFFICER OR APPLICANT

License Fee must be submitted with this form. Make check payable to City of Gardner. Mail completed Application Form, along with all required documentation and check to: City Clerk, 95 Pleasant Street, Room 121, Gardner, MA 01440.

NOTICE: The filing of this application confers no rights on the part of the Applicant to undertake any activities until the license has been granted. The issuance of a license under this section or sections is subject to the Applicant's compliance with all other applicable Federal, State or local statutes, ordinances, bylaws, rules or regulations. The Licensing Authority reserves the right to request any additional information it reasonably deems appropriate for the purpose of determining the terms and conditions of the License and its decision to issue a License. The provisions of G.L. c.152 requires the filing of a Workers' Compensation Insurance Affidavit with this application. Failure to file the Affidavit, along with any other required information and/or documentation, **shall be sufficient cause for the denial of the License application.**



CITY OF GARDNER, MASSACHUSETTS
City Hall - Room 121 - 95 Pleasant Street
Gardner, MA 01440-2630
Tel: 978-630-4058 Fax: 978-630-2589

11741

Date Received

RECEIVED

2015 DEC 18 P 3:41

CITY CLERK'S OFFICE
GARDNER, MA

**APPLICATION FOR LICENSE TO BUY AND
SELL SECOND HAND MOTOR VEHICLES**

New Renewal Class 1 **Class 2** Class 3 (Circle all that apply to this Application)

1. Legal Name of Business: Brian K Michaud
(Name as registered with the Secretary of the Commonwealth's Corporations Division. If individual or partnerships enter names)
2. Doing Business As: Brian's Auto Sales
(If conducted under any name other than the Applicant's Legal Name. An active Business Certificate must be on file with the City Clerk)
3. Business Address: 549 W Broadway, Gardner, MA 01440
(Complete street address where business will be conducted and P.O. Box, if any)
4. Business Tel. 978-632-1943 Cellular _____ Fax _____ E-Mail brianautobody@yahoo.com
5. Is the business an individual, partnership, association or corporation? Individual
6. If an individual, state full name and residential address: Brian K Michaud - 253 Lovewell St, Gardner, MA 01440
7. If a partnership, state full names and residential addresses of all partners: _____
8. If an association or corporation, state full names of the principal officers:
 President _____
 Secretary _____
 Treasurer _____
9. Are you engaged principally in the business of buying, selling, or exchanging motor vehicles? YES
 - a. If so, is your principal business the sale of new motor vehicles? NO
 - b. Is your principal business the buying and selling or exchanging of second hand motor vehicles? YES
 - c. Is your principal business that of a motor vehicle junk dealer? NO
 - d. Is your principal business that of a "Repairs"? NO
 - e. Is your principal business that of "Repossession"? NO
9. Provide a complete description of all the premises to be used for the purpose of carrying on the business:
42' x 60' Metal Building with 11' x 14' office within the building
10. Are you a recognized agent of a motor vehicle manufacturer? YES _____ NO X
 If yes, state the name of the manufacturer: _____

License Application
Processing Fee - \$200.00



CITY OF GARDNER, MASSACHUSETTS
City Hall - Room 121 - 95 Pleasant Street
Gardner, MA 01440-2630
Tel: 978-630-4058 Fax: 978-630-2589

Date Received
RECEIVED

2025 DEC 19 A 11:51

CITY CLERK'S OFFICE
GARDNER, MA

**APPLICATION FOR LICENSE TO BUY AND
SELL SECOND HAND MOTOR VEHICLES**

New ___ Renewal ___ Class 1 Class 2 Class 3 (Circle all that apply to this Application)

1. Legal Name of Business: OSAGI ENTERPRISE LLC
(Name as registered with the Secretary of the Commonwealth's Corporations Division. If individual or partnerships enter names)
2. Doing Business As: USED AUTO SALES
(If conducted under any name other than the Applicant's Legal Name. An active Business Certificate must be on file with the City Clerk)
3. Business Address: 43 TOBBY ST GARDNER MA 01440
(Complete street address where business will be conducted and P.O. Box, if any)
4. Business Tel. 508746591 Cellular _____ Fax _____ E-Mail OSAGILLC@gmail.com
5. Is the business an individual, partnership, association or corporation? INDIVIDUAL
6. If an individual, state full name and residential address: KWAME NKURUMAH
27 TOWLE DR HOLDEN MA 01520
7. If a partnership, state full names and residential addresses of all partners: _____
8. If an association or corporation, state full names of the principal officers:
President _____
Secretary _____
Treasurer _____
9. Are you engaged principally in the business of buying, selling, or exchanging motor vehicles? YES
 - a. If so, is your principal business the sale of new motor vehicles? NO
 - b. Is your principal business the buying and selling or exchanging of second hand motor vehicles? YES
 - c. Is your principal business that of a motor vehicle junk dealer? NO
 - d. Is your principal business that of a "Repairs"? YES
 - e. Is your principal business that of "Repossession"? NO
9. Provide a complete description of all the premises to be used for the purpose of carrying on the business:
USED AUTO CAR SALES
10. Are you a recognized agent of a motor vehicle manufacturer? YES _____ NO _____
If yes, state the name of the manufacturer: _____

11. Do you have a signed contract as required by Section 58, Class I? YES _____ NO _____
12. Have you ever applied for a license to deal in second hand motor vehicles or parts thereof? YES YES NO _____
 If yes, in what city or town? GARDNER MA
- Did you receive a license? YES YES NO _____ For what year? 2025
13. Has any license issued to you in Massachusetts or any other state to deal in motor vehicles or parts thereof ever been suspended or revoked? YES NO NO If yes, please explain: _____

Provide the following items/documentation with the completed Application form:

- Applicable License Application Processing Fee(s)**, check payable to **"City of Gardner"**
- Surety Bond** in the amount of **\$25,000** executed by a surety company authorized to transact business in Massachusetts, or other equivalent proof of financial responsibility satisfactory to the municipal licensing authority. A separate bond shall be required for each different name under which the dealer conducts his business. (Applies only to Class 2 Dealers).
- State and Federal Tax Certification Affidavit**
- City of Gardner **PERMIT/APPLICATION GOOD STANDING CERTIFICATE**
- Criminal Offender Record Information (CORI) Authorization form.**
- Workers Compensation Insurance Affidavit: General Businesses**
- Parking Plan** (scaled 1" = 40 ft.) showing Building Department-approved parking layout. Six (6) copies shall be reduced to either 8½" x 11", or if applicable, 11" x 17".
- Site Plan** (scaled 1" = 40 ft.) showing all available parking, driveways, entrances and exits, building location, etc. Six (6) copies shall be reduced to either 8½" x 11", or if applicable, 11" x 17".
- Zoning Opinion** from the Building Commissioner.
- Planning Board and/or Board of Appeals Decisions (*if applicable*).

THE APPLICANT CERTIFIES THAT ALL STATE TAX RETURNS HAVE BEEN FILED AND ALL STATE AND LOCAL TAXES REQUIRED BY LAW HAVE BEEN PAID AND AGREES TO COMPLY WITH THE TERMS OF ITS LICENSE AND APPLICABLE LAW, AND ALL RULES AND REGULATIONS PROMULGATED THERETO. APPLICANT FURTHER CERTIFIES THAT THE INFORMATION CONTAINED IN THIS APPLICATION IS TRUE AND ACCURATE AND ALSO AUTHORIZES THE LICENSING AUTHORITY OR ITS AGENTS TO CONDUCT WHATEVER INVESTIGATION IS NECESSARY TO VERIFY THE INFORMATION CONTAINED IN THIS APPLICATION.

SIGNED UNDER THE PAINS AND PENALTIES OF PERJURY.



DATE SIGNED 12/19/25

INDIVIDUAL, PARTNER OR AUTHORIZED CORPORATE OFFICER OR APPLICANT

License Fee must be submitted with this form. Make check payable to **City of Gardner**. Mail completed Application Form, along with all required documentation and check to: **City Clerk, 95 Pleasant Street, Room 121, Gardner, MA 01440.**

NOTICE: The filing of this application confers no rights on the part of the Applicant to undertake any activities until the license has been granted. The issuance of a license under this section or sections is subject to the Applicant's compliance with all other applicable Federal, State or local statutes, ordinances, bylaws, rules or regulations. The Licensing Authority reserves the right to request any additional information it reasonably deems appropriate for the purpose of determining the terms and conditions of the License and its decision to issue a License. The provisions of G.L. c.152 requires the filing of a Workers' Compensation Insurance Affidavit with this application. Failure to file the Affidavit, along with any other required information and/or documentation, **shall be sufficient cause for the denial of the License application.**

License Application
Processing Fee - \$200.00



CITY OF GARDNER, MASSACHUSETTS
City Hall - Room 121 - 95 Pleasant Street
Gardner, MA 01440-2630
Tel: 978-630-4058 Fax: 978-630-2589

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2025 DEC 19 A 11:51

CITY CLERK'S OFFICE
GARDNER, MA

**APPLICATION FOR LICENSE TO BUY AND
SELL SECOND HAND MOTOR VEHICLES**

New ___ Renewal ___ Class 1 - Class 2 - **Class 3** (Circle all that apply to this Application)

1. Legal Name of Business: OSAGI ENTERPRISE LLC
(Name as registered with the Secretary of the Commonwealth's Corporations Division. If individual or partnerships enter names)

2. Doing Business As: USED AUTO PARTS SALE
(If conducted under any name other than the Applicant's Legal Name. An active Business Certificate must be on file with the City Clerk)

3. Business Address: 43 TOBEY ST GARDNER MA 01440
(Complete street address where business will be conducted and P.O. Box, if any)

4. Business Tel: 508 714 6591 Cellular _____ Fax _____ E-Mail OSAGILLC@GMAIL.COM

5. Is the business an individual, partnership, association or corporation? _____

6. If an individual, state full name and residential address: KWAME N'KERUMAH
27 TOWLE DR HOLDEN MA 01520

7. If a partnership, state full names and residential addresses of all partners: _____

8. If an association or corporation, state full names of the principal officers:

President _____

Secretary _____

Treasurer _____

9. Are you engaged principally in the business of buying, selling, or exchanging motor vehicles? YES

a. If so, is your principal business the sale of new motor vehicles? NO

b. Is your principal business the buying and selling or exchanging of second hand motor vehicles? YES

c. Is your principal business that of a motor vehicle junk dealer? YES

d. Is your principal business that of a "Repairs"? YES

e. Is your principal business that of "Repossession"? NO

9. Provide a complete description of all the premises to be used for the purpose of carrying on the business:

SELLING OF USED AUTO PARTS

10. Are you a recognized agent of a motor vehicle manufacturer? YES _____ **NO** _____

If yes, state the name of the manufacturer: _____

11. Do you have a signed contract as required by Section 58, Class I? YES _____ NO _____
12. Have you ever applied for a license to deal in second hand motor vehicles or parts thereof? YES YES NO _____
 If yes, in what city or town? GARDNER MA
- Did you receive a license? YES YES NO _____ For what year? 2025
13. Has any license issued to you in Massachusetts or any other state to deal in motor vehicles or parts thereof ever been suspended or revoked? YES NO NO If yes, please explain: _____

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DATE SIGNED 12/19/25

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