



CITY OF GLOUCESTER  
PLANNING BOARD

February 21, 2019

6:00 P.M.

Kyrouz Auditorium - 9 Dale Ave, Gloucester  
Richard Noonan, Chair

Minutes

**Members Present:** Rick Noonan, Jane Remsen, Doug Cook, Beverly Bookin, Henry McCarl, and Shawn Henry

**Absent:** Jonathan Pratt

**Staff:** Jeremy Price, Staff Planner

**I. BUSINESS**

- 1. Call to Order with a Quorum of the Planning Board**
- 2. Introduction of Planning Board Members and Staff**
- 3. Public Comment**

No public comment

**II. CONSENTAGENDA**

**1. Form A**

Application submitted by Fuller Mixed Use Venture to create three (3) lots at 2 & 4 School House Road, and 7 Gloucester Crossing Road (Assessors Map 262/43, Lots 14, 37, 4 / 5)

Peter Gourdeau, Windover Construction, noted with the exception of a minor modification to one of the lot lines, the submitted plan was identical to the ANR plan submitted to the Board for their review at the previous meeting.

Mr. Price highlighted that the applicant would need to submit the revised site plan changes to the Planning Division for their review. Mr. Price noted that despite the modification to the lot line, each of the three proposed lots conform with the City's dimensional and frontage standards.

**Motion made to endorse the ANR plan submitted by Fuller Mixed Use Venture, made by Mr. Henry, seconded by Mr. Cook and unanimously approved (6-0).**

## **2. Site Plan Review**

**Application submitted by Gateway Consultants Inc., for Site Plan Review pursuant to GZO Section 5.8 at 35 Fuller Street (Assessor's Map 168, Parcel 14).**

The applicant submitted a written request to continue the meeting to the March 7 Meeting.

**Motion to continue site plan review at 35 Fuller Street to the March 7, 2019, made by Ms. Remsen, seconded by Mr. McCarl and unanimously approved (5-0).**

### **III. CONTINUED PUBLIC MEETING**

- 1. Form C application submitted by Seaside Legal Solutions for William Friend to consider five (5) lot definitive subdivision at 12R, 57, and 59 Wolf Hill Way (Assessor's Map 88. Lots 22,23,24,25).**

The applicant submitted a written request to continue the meeting to the March 7 Meeting.

**Motion to continue the application the application until the applicant has submitted revised material, made by Ms. Bookin, seconded by Mr. Cook I and unanimously approved (5-0).**

- 2. Application submitted by Gateway Consultants Inc., on behalf of Richard Souza & Cynthia Geary to consider a Road Improvement Plan for 148 Bray Street (Assessor's Map 247, Lot 44).**

**Motion to continue the application the application to the March 7 meeting, made by Ms. Bookins, seconded by Mr. McCarl and unanimously approved (5-0).**

### **IV. OTHER BUSINESS**

- 1. Approval of Outstanding Minutes**

No minutes to review

- 2. Release of Covenant**

Eastern Point

Mr. Price noted that at the Board's previous meeting, two of the three lots were conditionally released for construction by the Board subject to verification of the adequacy of the utilities. The applicant was also requesting a release of covenant for construction on the last lot. Mr. Price indicated that the request had been reviewed by City staff. Comments supplied by the DPW were in favor of releasing the third lot for construction; all three lots are still under covenant with respect to sale.

**Motion to approve the three (3) lot ANR application submitted by Fuller Mixed Use Ventures, made by Mr. Cook seconded by Ms. Bookin, and unanimously approved (6-0).**

### **V. ADJOURNMENT**

**Motion to adjourn the meeting made by Mr. McCarl, seconded by Ms. Bookin, and unanimously approved (6-0).**

*Next regular meeting of the Planning Board March 7, 2019.*