



**CITY OF GLOUCESTER
PLANNING BOARD
December 20, 2018
6:00 P.M.**

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

MINUTES

Present Members: Rick Noonan, Chair, Beverly Bookin, Doug Cook, Henry McCarl, Jonathan Pratt, and Shawn Henry.

Absent Members: Jane Remsen

Staff: Gregg Cademartori, Planning Director, & Jeremy Price, Staff Planner

I. BUSINESS

Public Comment

No Public Comment

II. EXECUTIVE SESSION

For the purposes of discussing pending litigation at 4 Stanwood Point (Assessor's Map 230, Lots 69 and 163).

An attorney from the Law Offices of Thomas A. Mullin presented various options for the Board's consideration regarding the pending litigation at 4 Stanwood point.

Motion to bring the executive session made by Mr. Pratt, seconded by Mr. McCarl, and unanimously approved (6-0).

Motion to close the executive session made by Ms. Bookin, seconded Mr. Henry, and unanimously approved (6-0).

III. CONSENT AGENDA

Form A - Approval Not Required

Application submitted by Seaside Legal Solutions LLC., to create ten (10) additional lots at 20 King Philip Road (Map 230, Lot 17, AKA Map 231, Lot 11) for the purpose of conveying said parcels to their respective abutting upland parcel owners. With the exception of Lot 1 & 6, the parcels are identified as non-building lots.

Staff noted the Applicant requested a continuance to the next regularly scheduled meeting.

Motion to the continue the discussion to the Board’s January 17 meeting, made by Mr. McCarl, seconded by Mr. Pratt, and unanimously approved (6-0).

IV. MAJOR PROJECT MODIFICATION AND SPECIAL PERMIT REVIEW

Pursuant to Section 5.7.4 of the GZO, Major Project and applicable special permit applications submitted to the City Council are forwarded to the Planning Board for its review and preparation of an advisory report.

The Board shall review the draft recommendation developed for City Council on the following three items:

1. Major Project Shopping Center Modification Application for # 1 & #7 Gloucester Crossing Road, Map 262, Lots 13 & 17

2. Coffee Shop drive-Thru Facility Special Permit Application for # 1 & #7 Gloucester Crossing, Map 262, Lots 13 & 37

3. Retail Drive-Thru Special Permit Application for # 1 & #7 Gloucester Crossing, Map 262, Lots 13 & 37

Ms. Harrison reiterates the requested modifications as noted in the revised plan set and highlights the recent addition of the second crosswalk providing access to Gloucester Crossing from the FMUV Site. The Board discusses the importance of the crosswalk modification.

Mr. Noonan provided an opportunity for public comment.

Sonny Robinson, 20 Harvard Street, voiced her concerns with the regarding the lack of assisted living element as initially permitted. Ms. Robinson stressed the importance and community need for assisted living residences (ALR).

Ms. Harrison responded to Ms. Robinson’s comment, noting a developer was identified to the develop the proposed ALR site. However, the developer did not implement the project. The Site’s infrastructure (e.g. electricity and gas) has been installed.

The Applicant discusses potential challenges with adopting energy efficiency technologies identified in the recommendation, including but not limited to photovoltaic systems (solar), electric vehicle charging stations, and high-efficiency HVAC systems. The Applicant informed the Board that Sam Park and Company is willing to pay for the electricity of the electric vehicle charging stations if the infrastructure was provided and installed at no cost to the Applicant.

Motion to forward the Planning Board’s recommendation, as modified, to the City Council made by Ms. Bookin, seconded by Mr. Cook and unanimously approved (6-0).

V. OTHER BUSINESS

1. Release of Covenant Discussion – Village of Magnolia Shores

Attorney Jack McElhinney and Larry Smith from Magnolia Reach Capital (MRC) were in attendance to discuss the release of the final unit (15A). Attorney McElhinney notes the remaining tasks to bring to project into compliance with the original permit conditions was valued at \$24,000. Attorney McElhinney notes the HOA and MRC have reached an agreement with respect to what Magnolia Reach Capital and the Village of Magnolia Shore's Housing Association (HOA) responsibilities are.

If MRC does not complete the remaining work valued at \$24,000 by July 1, 2019, the passbook account held by the City will be turned over to the HOA.

Norm Labell, 22B Kennedy Road, indicates that he is a member of the HOA's Board of Directors. Mr. Labell confirms Attorney McElhinney's statement regarding the reached agreement, a settlement document has been signed by the Board of Directors.

Motion to release the covenant (sale) for Unit 15A made by Mr. Pratt, seconded by Mr. Cook, and unanimously approved (6-0)

2. Approval of Outstanding Minutes

Motion to approve the November 15, 2018 meeting minutes, made by Mr. Pratt, seconded by Mr. Cook, and unanimously approved (6-0).

Motion to approve the December 6, 2018 meeting minutes, made by Ms. Bookin, seconded by Mr. McCarl, and unanimously approved (6-0).

VI. ADJOURNMENT

Motion to adjourn made by Mr. Henry, seconded by Ms. Booking, and unanimously approved (6-0).

Next regular meeting of the Planning Board January 17, 2018

Planning Board Members: If you are unable to attend the next meeting please contact the Planning Office at (978)325-5235.