



CITY OF GLOUCESTER
PLANNING BOARD

July 18, 2019
6:00 P.M.

Kyrouz Auditorium - 9 Dale Ave, Gloucester
Richard Noonan, Chair
APPROVED 8/1/2019

Present Members: Rick Noonan (Chair), Henry McCarl, Jane Remsen, Jonathan Pratt, and Beverly Bookin

Absent Members: Doug Cook, Shawn Henry

Staff: Gregg Cademartori, Planning Director, Greg Jones, Staff Planner

Others Present: Joel Farazza, Larry Smith (Magnolia Reach Capital (MRC),

I. BUSINESS

- 1. Call to Order** – Chair R. Noonan called the meeting of the Gloucester Planning Board to Order at 6:05PM.
- 2. Planning Board & Staff Introduction** – Chair R. Noonan introduced present Planning Board members and City Planning staff.
- 3. Public Comment** – There was no Public Comment.

II. CONTINUED PUBLIC HEARINGS

1. Definitive Subdivision Review

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

G. Cademartori informed the Board that the project applicant has submitted a request for continuance to the Planning Board meeting scheduled for August 1, 2019 at 6:00PM.

Motion: H. McCarl moved to accept the applicant's request for continuance of the Form C application for the proposed five (5) lot definitive subdivision at 12R, 57 & 59 Wolf Hill Way (Assessors Map 88, Lot(s) 22, 23, 25 & 25). B. Bookin Seconded the motion, which passed unanimously with a vote of five (5) in favor to zero (0) against.

III. OTHER BUSINESS

1. Village at Magnolia Shores – Kennedy Road – Release of Performance Bond

Larry Smith of Magnolia Reach Capital (MRC), representing The Wooldands (a/k/a Village at Magnolia Shores), approached the Board to provide an update on progress made to

complete remaining site-work items, and to request the release of a Performance Bond in the amount of Twenty Four Thousand Four Hundred and Fourteen Dollars (\$24,414.00) in cash (plus accrued interest) in account No. 80007286158 at First Republic Bank. This Bond was deposited with the City as security for the performance by the Owner to secure performance obligations mandated under the certain Form F Agreement, dated December 20, 2018.

L. Smith noted the receipt of a July 9, 2019 letter from the project's Third Party reviewer, Bill Ross (New England Civil Engineering Corporation), in which the review team stated:

Overall Recommendation – *“We have reviewed the status of the project and in our opinion, Magnolia Reach Capital LLC has completed and addressed the remaining work items identified in Exhibit A of the Form F – Performance Bond Secured by Deposit, as well as the additional items raised from our June 2019 site walk. In our opinion they have met the requirements of the Form F within the established timeline”*

Planning Director G. Cademartori noted that Planning Staff has visited the project site upon receipt of the peer review update, and confirmed that outstanding items have been completed.

J. Pratt made a motion to release the project's Performance Bond in the amount of \$24,414.00. B. Bookin Seconded the motion which passed unanimously with a vote of Five (5) in favor to zero (0) against.

2. Release of Covenant to Convey – 2 Dornell Road (Assessors Map 242, Lot 191).

Attorney Joel Favazza of Seaside Legal Solutions approached the Board to request the release of a Covenant to Convey for construction & sale for the property located at 2 Dornell Road (Map 242, Lot 191). J. Favazza stated that the remaining site work items have been completed, and believes the site conditions are such that the release of covenant for 2 Dornell Road is appropriate.

G. Cademartori noted that Planning Staff has visited the project site and confirmed that all outstanding items have been addressed. G. Cademartori also referenced a July 15, 2019 Memorandum from Michael Hale, Director of Public Works, in which he states that Public Works personnel have inspected the paving work at the intersection of Cedarwood and Dornell Road on July 10, 2019, and all transition issues have been resolved.

J. Pratt made a motion to release the project's Performance Bond in the amount of \$24,414.00. B. Bookin Seconded the motion which passed unanimously with a vote of Five (5) in favor to zero (0) against.

IV. ADJOURNMENT

J. Pratt made a motion to adjourn the July 18, 2019 meeting of the Planning Board at 6:25PM. The motion was seconded by B. Bookin which passed unanimously with a vote of Five (5) in favor to zero (0) against.