



CITY OF GLOUCESTER
PLANNING BOARD
June 6, 2019 –Meeting Minutes
6:00 P.M.

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

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

Staff: Gregg Cademartori, Planning Director

I. BUSINESS

1. **Call to Order with a Quorum of the Planning Board**
2. **Introduction of Planning Board Members and Staff**
3. **Public Comment** – there was no comment.

II. PUBLIC MEETING

1. **Pre-Application** Potential Subdivision and Waiver Requests from the Planning Board’s Rules and Regulations Governing the Subdivision of Land in Gloucester at **677 Western Avenue** (Assessor’s Map 193 Lot 81) submitted by Anthony M. Capachetti.

Mr. Capachetti addressed the Planning Board and described a potential subdivision submission. He further outlined the attempts he has made to permit a single family home. First seeking a variance from the Zoning Board and then a wetland crossing with the Conservation Commission. He is now contemplating a subdivision to provide access, but that the intent would be to meet the minimum standards, potentially with waiver, as they do not wish to overbuild a road for one lot.

Amy Graves, President of the homeowners association expressed a number of concerns with properties currently using the area of the proposed subdivision as access and identified there are requirements of the subdivision if it is to be built, which she has outlined in correspondence to the Planning Board.

Mr. Capachetti indicated he would address these issues before making a filing.

2. **Form A Application**

Application submitted by Edward Akerly at **6 Walker Street & 2 Walker Court**, to adjust one lot line (Assessor’s Map 237, Lots 68, 81).

Motion that the Subdivision Control Law does not apply to the application submitted by Edward Akerly at 6 Walker Street & 2 Walker Court, to adjust one

lot line (Assessor's Map 237, Lots 68, 81) was made by Mr. Pratt, second by Ms. Bookin, Vote (6-0). Motion carries.

3. Form A Application

Application submitted by Gene Marshall, **11 & 13 Lawrence Mountain Road**, to adjust lot line between both properties. (Assessors Map 227, Lots 23, 71).

Motion that the Subdivision Control Law does not apply to the application submitted by Gene Marshall, 11 & 13 Lawrence Mountain Road, to adjust lot line between both properties. (Assessors Map 227, Lots 23, 71), was made by Ms. Remsen, second by Mr. McCarl, Vote (6-0). Motion carries.

4. Form A Application

Application submitted by Brian Pollard, **8 Jacque Lane and 21 High Popples Road**, adjust 2 lot lines to remove encroachment. (Map 76, Lots 92, 97).

Motion that the Subdivision Control Law does not apply to the application submitted by Brian Pollard, 8 Jacque Lane and 21 High Popples Road, adjust 2 lot lines to remove encroachment. (Map 76, Lots 92, 97), was made by Mr. Pratt, second by Ms. Remsen, Vote (6-0). Motion carries.

5. Form A Application

Application submitted by Peter & Christine Dench, **14 Laurel Street**, to convey a portion of lot 1A to Lot 1B. (Map 220, Lot 37).

Motion that the Subdivision Control Law does not apply to the application submitted by Peter & Christine Dench, 14 Laurel Street, to convey a portion of lot 1A to Lot 1B. (Map 220, Lot 37), was made by Mr. McCarl, second by Mr. Pratt, Vote (6-0). Motion carries.

6. Form A Application

Application submitted by James Murphy, **48, 52 Norwood Heights**, to adjust a lot line to remove an encroachment. (Map 182, Lots 19, 21, 21).

Motion that the Subdivision Control Law does not apply to the application submitted by James Murphy, 48, 52 Norwood Heights, to adjust a lot line to remove an encroachment. (Map 182, Lots 19, 20, 21), was made by Mr. Pratt, second by Ms. Bookin, Vote (6-0). Motion carries.

7. Continued Form A Application

Application submitted by Richard Souza and Cynthia Geary to divide **148 Bray Street** (Assessor's Map 247, Lot 44) into two lots.

Mr. Noonan indicated that the Planning Board was in receipt of a letter from Attorney Deborah Eliason representing the applicant, requesting that the application be withdrawn without prejudice.

Motion to accept the request to withdraw the application submitted by Richard Souza and Cynthia Geary to divide 148 Bray Street (Assessor's Map 247, Lot 44)

into two lots, was made by Mr. Pratt, second by Mr. McCarl, Vote (6-0). Motion carries.

III. 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** (Assessor's Map 88. Lots 22, 23, 24 and 25).

Attorney Michael Faherty informed the Planning Board that since the site visit held with the Board, they have had an opportunity to meet with the neighbors to discuss the improvement of the existing Wolf Hill Way that leads to the subdivision. He remind the Board that the right of way and existing paved way is constrained by ledge on one side and steep topography on the other. They have worked with an abutter owner to provide a road and drainage easement to widen the section closest to the subdivision to 16' and are committed to widening the lower section as well. Revised plans have been submitted although, there has not been an opportunity to meet and review them with staff.

Mr. Cademartori indicated that setting a meeting with vacations was not possible, but that he is confident that they will be able to do so in advance of the next time the matter is on the Board's agenda.

Motion to continue the 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 (Assessor's Map 88. Lots 22, 23, 24 and 25), was made by Mr. McCarl, second by Ms. Bookin, Vote (6-0). Motion carries.

IV. OTHER BUSINESS

1. Approval of Outstanding Minutes – draft minutes were not available.

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

Mr. Cademartori reported that since the last meeting there was a site visit held with staff and the recommendation has been made to support the release of 2 Dornell Road from the Planning Board' Covenant not to Convey.

Motion to approve the requested Release of Covenant for 2 Dornell Road (Assessors Map 242, Lot 191), was made by Mr. McCarl, second by Ms. Bookin, Vote (6-0). Motion carries.

3. Project Updates: Housing Production Plan Implementation, Gloucester High School Flood Mitigation, Watershed and Water Supply Vulnerability Assessment and Management Strategy, and Open Space and Recreation Plan Update

Mr. Cademartori indicate that there were several project wrapping up, and others ramping up. The Gloucester High School flood mitigation project design is complete and has entered

permitting. The Watershed and Water Supply Vulnerability Assessment is also near complete. The final report will be shared with the Board and at public meeting later in the summer/early fall. The good news is there is not a big concern that our water supply will be limited, and the threat of wild fire is low. However, high intensity short duration storms and receive too much water is a concern. One management recommendation is to evaluate our spillway capacities at the reservoirs, in the even we have to draw down systems to receive storm volumes. Both project were grant funded and will be completed by June 30th. The Housing Production Plan Implementation working group has continued to meet and should be ready to begin forwarding materials for the Board to begin to consider including: an accessory housing ordinance, revision to smaller lot dimensional requirements, and revision of our inclusionary ordinance. The Open Space and Recreation Committee supported by MAPC will be undertaking and Open Space and Recreation Plan update, with public meeting to kick off in the fall.

4. Matters not Reasonably Anticipated 48 hours prior to the scheduled meeting.

There were no other matters discussed.

V. ADJOURNMENT

Motion of adjournment was made by Mr. McCarl, second by Mr. Pratt, Vote (6-0).