



CITY OF GLOUCESTER

PLANNING BOARD

MEETING MINUTES

Thursday February 17, 2011 at 7:00 PM

Kyrouz Auditorium, City Hall, 9 Dale Avenue, Gloucester

Richard Noonan, Chair

Members Present:

Mary Black, Co Chair
Henry McCarl
Karen Gallagher
Marvin Kushner
Rick Noonan, [Absent](#)

Staff:

Gregg Cademartori, Planning Director
Pauline Doody, Recording Clerk

I. BUSINESS

- A. Call to Order with a Quorum of the Planning Board
- B. Introduction of Planning Board Members and Staff

II. PUBLIC COMMENT- None

III. APPROVAL OF MINUTES

A. Meeting of December 16, 2010

Motion: Approval of 12-16-10 minutes

1st: Henry McCarl

2nd: Marvin Kushner

Vote: All approved 4-0

B. Meeting of February 3, 2011

Motion: Approval of 2-3-11 minutes

1st: Karen Gallagher

2nd: Marvin Kushner

Vote: All approved 4-0

IV. CONSENT AGENDA

A. John D. Cunningham & Elise C.B. Cunningham to divide one lot in to three (3) buildable lots at 122 Dennison Street (Assessors Map 115 Lot 79).

Attorney Cunningham stated this is a division of a lot owned since 1975. It is to create a buildable lot and the other is being cut off because his home is being sold.

Mr. Cademartori stated a memo was provided to the board. A site visit last week was made and there were no visible marking of staking in the field to examine where the frontage was proposed to be. John Judd will be staking the property for reexamination. From the plan that was submitted it shows Dennison Street depicted as a private way within a variable width right of way. For clarification a second site visit is needed to see where the frontage is derived from. The board has to look at dimensional requirements for the district in the approving the division of new lots, also the character and condition of the way and whether it's suitable for the additional land use. What is proposed is one additional house lot and a remaining parcel in-between of an unknown future. The character road changes from paved to dirt and there also is a city installed gate on frontage on lot 4. If this board is charged with examining ways and ensuring public welfare and safety, given the condition of the road way, there is concern. At some point there will be improvement to it.

Attorney Cunningham stated Andy scheduled a meeting with Mike Hale regarding the roadway. It is a public way.

Mr. Cademartori stated we can ask Mike Hale for a memorandum regarding his thoughts for what may need to be done.

Ms. Black stated a site visit would be scheduled after receipt of the information from Mike Hale

Motion: To continue John D. Cunningham & Elise C.B. Cunningham to divide one lot in to three (3) buildable lots at 122 Dennison Street (Assessors Map 115 Lot 79) to March 3, 2011.

1st: Karen Gallaher

2nd: Marvin Kushner

Vote: All approved 4-0

B. Glenda A. Zink to divide one (1) into two (2) buildable lots at 18 Starknaught Road (Assessors Map 161 Lots 113 & 77).

Mr. Cademartori stated the board has been provided an aerial photograph of the site. Mr. Cademartori read from memo regarding the site

Motion: To approve Glenda A. Zink to divide one (1) into two (2) buildable lots at 18 Starknaught Road (Assessors Map 161 Lots 113 & 77) and does not require approval under the subdivision control law.

1st: Henry McCarl

2nd: Marvin Kushner

Vote: All approved 4-0

C. Carrigan Development LLC to divide one (1) lot into four (4) buildable lots at 125 Bray Street (Assessors Map 248 Lot 43).

Mike Carrigan 77 Norwood Heights

Mr. Carrigan stated the lots are twice the size they need to be in the zoning district. It is pretty straight forward.

Mr. Cademartori stated the application complies with all submission standards for an ANR.

One of the requirements is to identify all areas on ANR lots that contain slopes greater than 25%.

The board does have regulations that they may find it may be an impediment to access to buildable portions. At the time of filing the field was not staked. It makes sense for the board to do a site visit.

Motion: To continue Carrigan Development LLC to divide one (1) lot into four (4) buildable lots at 125 Bray Street (Assessors Map 248 Lot 43) to March 3 with the caveat that a site visit date will be set up.

1st: Karen Gallagher

2nd: Henry McCarl

Vote: All approved 4-0

V. PUBLIC HEARINGS

In accordance with MGL Chapter 40A, Section 9, and City of Gloucester Zoning Ordinance, Sections 1.5.5 and 5.21, Gloucester Planning Board will hold a public hearing to consider the petition to amending the Gloucester Zoning Ordinance in sections pertaining to the definitions of multi-family and mixed uses in Section 2.2.3, 3.2.1 and Section 6. A copy of the proposed zoning petition is available for viewing at the Community Development Department at 3 Pond Road, and at the City Clerk's Office, 9 Dale Avenue. At the public hearing all interested parties will have the opportunity to be heard.

Mr. Cademartori stated Attorney Michael Faherty has consented to a continuance. The application was filed with the zoning board of appeals.

Motion: To open the public hearing to consider the petition to amending the Gloucester Zoning Ordinance in sections pertaining to the definitions of multi-family and mixed uses in Section 2.2.3, 3.2.1 and Section 6.

1st: Karen Gallagher

2nd: Marvin Kushner

Vote: All approved 4-0

Motion: To continue the public hearing to consider the petition to amending the Gloucester Zoning Ordinance in sections pertaining to the definitions of multi-family and mixed uses in Section 2.2.3, 3.2.1 and Section 6 to March 3, 2011.

1st: Marvin Kushner

2nd: Karen Gallagher

Vote: All approved 4-0

In accordance with MGL Chapter 40A, Section 9, and City of Gloucester Zoning Ordinance, Sections 1.5.5 and 5.21, Gloucester Planning Board will hold a public hearing to consider the petition to amending the Gloucester Zoning Ordinance by adding a new Section 5.25 Mixed-use Overlay District to permit additional uses by City Council Special Permit including: commercial recreation, hotel, multifamily, medical center, and marine related education facilities in portion of the Marine Industrial district on

Commercial Street (Assessors Map 1 Lots 33, and 22). A copy of the proposed zoning petition is available for viewing at the Community Development Department at 3 Pond Road, and at the City Clerk's Office, 9 Dale Avenue. At the public hearing all interested parties will have the opportunity to be heard.

Motion: To acknowledge the rescission of the council motion to refer the petition to amend the Gloucester Zoning Ordinance by adding a new Section 5.25 Mixed-use Overlay District to permit additional uses by City Council Special Permit including: commercial recreation, hotel, multifamily, medical center, and marine related education facilities in portion of the Marine Industrial district on Commercial Street (Assessors Map 1 Lots 33, and 22).

1st: Henry McCarl

2nd: Karen Gallagher

Vote: All approved 4-0

VI. OTHER BUSINESS

A. Planner's Report

Mr. Cademartori stated a draft letter of support for the open space plan was forwarded. The board did receive presentation of the plan. There are some remaining items the state requires before it is finalized One is the 88 compliance assessment of our public space and parks. It help identifies some deficiencies we want o work on.

Motion: To forward a letter of recommendation for the 2010 Open Space and Recreation Plan

1st: Henry McCarl

2nd: Karen Gallagher

Vote: All approved 4-0

Mr. Cademartori reported to the Board the Birdseye Mixed Use application was withdrawn on February 8th. He also reported at the P&D meeting they reviewed the Hampton Inn project and it was forwarded to city council for next week. There will be a public hearing. Mr. Cademartori also informed the board the CPA is entertaining letters of interest for April 1.

B. Chairperson's Report- None

VII. ADJOURNMENT

Motion: To adjourn

1st: Henry McCarl

2nd: Karen Gallagher

Vote: All approved 4-0

VIII. NEXT MEETING

Next regular meeting of the Planning Board is Thursday, March 3, 2011

Planning Board Members: If you are unable to attend the next meeting please contact the Planning Office at (978)281-9781.