



CITY OF GLOUCESTER  
PLANNING BOARD

April 2, 2020

6:00 P.M.

Conducted at: <https://zoom.us/j/340278978>

Richard Noonan, Chair

CITY CLERK  
GLOUCESTER, MA

2020 MAR 31 AM 11:29

*Consistent with the Governor's orders suspending certain provisions of the Open Meeting Law and banning gatherings of more than 25 people, this meeting will be conducted by remote participation to the greatest extent possible.*

*The public may not physically attend this meeting but every effort will be made to allow the public to view and listen to the meeting in real-time.*

**Persons who wish to do so are invited to view the meeting at: <https://zoom.us/j/340278978>**

*In the event that a live transmission proves unworkable for any reason, an audio or video recording, transcript or other comprehensive record of the meeting will be made available on the City's website as soon as possible.*

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**BUSINESS**

1. Call to Order

**CONSENT AGENDA**

**1. Form A Approval Not Require (ANR) Applications**

- (a) Application submitted by Charles H. McManus, Jr. & Dorene F. McManus to re-divide property at **20 & 36 Links Road** (Assessors Map 73, Lots 14 & 35).
- (b) Application submitted by Seaside Legal Solutions, P.C. to re-divide property at **24 Ocean Avenue & 10 Treetop Lane** (Assessors Map 170 Lot 40 and Map 171 Lot 8).
- (a) Application submitted by John D. Cunningham, Attorney for Anne M. Davis to combine lots at **87R and 89R Wingersheek Road** (Assessors Map 261 Lots 20 & 21).

**CONTINUED PUBLIC HEARINGS**

1. **Definitive Subdivision** application submitted by Peter Ogren for a one-lot subdivision proposed at **677 Western Avenue** (Assessor's Map 193, lot 81). **Request to Continue to April 16, 2020**
2. In accordance with MGL Chapter 40A Section 9 and the Gloucester Zoning Ordinance Sections 1.5 and 5.20, the Planning Board shall consider a **Pork Chop Lot Special Permit** application submitted by Charles H. McManus, Jr. & Dorene F. McManus for one (1) Pork Chop Lot at **20 & 36 Links Road** (Assessors Map 73, Lots 14 & 35). (Public Hearing Opened and Continued on 3/19/20)

3. In accordance with MGL Chapter 40A Section 9 and the Gloucester Zoning Ordinance Sections 1.5 and 5.21, the Planning Board shall consider a **Common Driveway Special Permit** application submitted by Francis A. Goodhue at **50 Atlantic Road** (Assessors Map 254 Lot 3, and Map 527 Lots 167, 201 and 202). (Public Hearing Opened and Continued on 3/19/20)
4. **Road Improvement Plan** application submitted by Thomas O'Maley at **Ledgemont Avenue** (Assessors Map 30, Lots 88 & 89). (Public Hearing Opened and Continued on 3/19/20)

### NEW BUSINESS

1. **Preliminary Subdivision** application submitted by Ashbryn Development Corporation for a 10-Lot Subdivision at **467R & 473 Washington Street** (Assessors Map 109, Lots 80 & 82).
2. City Council referral of a **Major Project Special Permit** application submitted by 171 Atlantic Road LLC for an 11-Unit Multifamily Project at **163 Atlantic Road** (Assessors Map 73, Lot 41) for Planning Board review and recommendation.
3. Pre-application submission by Seaside Legal Solutions representing Upper Banjo LLC for a **Cluster Development Plan** pre-application at **160 Essex Avenue** (Assessors Map 218, Lot 38).

### OTHER BUSINESS

1. Matters not Reasonably Anticipated 48 hours in advance of the meeting posting.

### ADJOURNMENT