



CITY OF GLOUCESTER
PLANNING BOARD
November 19, 2020
5:00 P.M.

CITY CLERK
GLOUCESTER, MA

Conducted at: <https://gloucester-ma-gov.zoom.us/j/87984733377>

2020 NOV 17 PM 2:37

Richard Noonan, Chair

Consistent with the Governor's orders suspending certain provisions of the Open Meeting Law and banning gatherings of more than 10 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. 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.

Persons who wish to view are invited at: <https://gloucester-ma-gov.zoom.us/j/87984733377>

Or Join via Phone: US: +1 301 715 8592 or +1 312 626 6799 Meeting ID: 87984733377

Please visit <http://gloucester-ma.gov/Remote-Public-Meetings> for instructions and guidance on how to join a remote meeting.

BUSINESS

1. Call to Order
2. Introduction of Planning Board Members and Staff

PUBLIC HEARINGS

Pursuant to Section 17 of Chapter 53 of the Acts of 2020, in accordance with the provisions of MGL Chapter 40A, Section 5, and the Gloucester Zoning Ordinance, Sec. 1.11, the Gloucester Planning Board will hold a remote public hearing relative to the following.

1. **Amend the Gloucester Zoning Ordinance by AMENDING Sec. 5.32 "Temporary Zoning Relief to Businesses During COVID-19 Pandemic" Section 1 to extend its expiration as follows:**

5.32.1 Purpose and Duration.

... This Section 5.32 is temporary and shall expire on ~~December 1, 2020~~ December 31, 2021. This Section shall apply only to temporary structures and to temporary uses and only to the structures and uses described below. Such structures and uses shall not remain in streets or public spaces beyond November 30th of any calendar year. Structures and uses on private property may remain on the site or in use ~~after the~~ until the expiration of this Section, unless otherwise permitted by law.

2. Amend the Gloucester Zoning Ordinance by adding a new **Section 5.32 Commuter Residential Overlay District (CROD)** to allow the permitting of residential use, in a proposed overlay district encompassing all properties currently zoned Extensive Business (EB) in the area of Maplewood Avenue, Railroad Avenue and Whistle Stop Way, by and the issuance of an overlay district special permit by the Planning Board.

To Be Continued to January 7, 2020

OTHER BUSINESS

1. Referral for Review and Recommendation from the Zoning Board of Appeals – Comprehensive Permit Application filed by the YMCA of the North Shore, LLC for a proposed 44 unit senior affordable housing project at **71 Middle Street** (Assessor's Map 7, Lot 58)
2. 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).
3. Discussion of Housing Production Plan Implementation: Draft Inclusionary Housing Ordinance

ADJOURNMENT

Next regular meeting of the Planning Board will be held December 3, 2020