



CITY OF GLOUCESTER PLANNING BOARD

May 6, 2021
5:00 P.M.

CITY CLERK
GLOUCESTER, MA

2021 MAY -4 PM 12: 02

Conducted at: <https://gloucester-ma.gov.zoom.us/j/82979562806>

Richard Noonan, Chair

Consistent with the Governor's orders suspending certain provisions of the Open Meeting Law and banning gatherings such that in person meeting is not feasible, 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/82979562806>

Or Join via Phone: US: +1 301 715 8592 or +1 312 626 6799 Meeting ID: 82979562806

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

CONSENT AGENDA

1. Approval Not Required application submitted by Craig Haven Trust and Roger Ward, for division of land at **10 St. Louis Avenue & 29 Farrington Avenue (Assessors Map 134 Lots 47 & 51)**

NEW PUBLIC HEARINGS

1. Pursuant to Section 17 of Chapter 53 of the Acts of 2020, in accordance with the provisions of MGL Chapter 40A, Section 9, MGL Chapter 41, the Gloucester Zoning Ordinance, Sec. 5.9 Cluster Development and "The Rules and Regulations Governing the Subdivision of Land in Gloucester", the Gloucester Planning Board will hold a remote public hearing on Definitive Subdivision application submitted by Upper Banjo LLC, for division of land to permit a 26 single family home residential development at **154A, 158R, & 160 Essex Ave (Assessors Map 218 Lots 38, 39 & 46).**
2. 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:

Amending the Gloucester Zoning Ordinance by Replacing Sec. 5.24 Accessory In-Law Apartments with a rewritten and titled section **Sec. 5.24 Accessory Dwelling Units** which specifies the permitting of accessory dwelling units (ADU) within a single family home, or in a detached structure on a single family lot. If such proposed ADUs, which are intended to add to the long-term rental housing stock, satisfy the dimensional requirements of the proposed ordinance, they shall be allowed as of right with the issuance of a building permit. In the event proposed ADUs do not satisfy the dimensional requirements of the proposed ordinance they may be allowed by the issuance of a Special Permit by the Zoning Board of Appeals. The proposed amendment is accompanied by proposed amendments to **Sec. 2.3.7 Accessory Uses** table, line numbered 20, by renaming it with the heading Accessory Dwelling Units, and replacing SP where it appears in the row with Y indicating the allowance of the use by zoning district, and adding a footnote to the table indicating the potential allowance of the use by special permit in certain cases. Finally, the proposed amendments include a new definition of Accessory Dwelling Units to be added to **Section VI Definitions**.

OTHER BUSINESS

1. **Covenant Release** – Patrick Titus, Tr. – Sea Glass Lane Definitive Subdivision
2. **Covenant Release** - Paul Stump – 247-251 Magnolia Avenue Common Driveway

ADJOURNMENT

OTHER BUSINESS

Next regular meeting of the Planning Board will be held May 20, 2021