



**CITY OF GLOUCESTER**  
**PLANNING BOARD**  
**MEETING AGENDA**  
**DECEMBER 6, 2012**  
**7:00 P.M.**

**Kyrouz Auditorium, City Hall, 9 Dale Avenue, Gloucester**  
**Richard Noonan, Chair**

**I. BUSINESS**

- A. Call to Order with a Quorum of the Planning Board
- B. Introduction of Planning Board Members and Staff
- C. Approval of Planning Board Minutes of November 1, 2012 & November 15, 2012

**II. EXECUTIVE SESSION**

To discuss the pending litigation surrounding ANR division of 23 & 27 Silva Court in the matter of Loiacano Companies LLC vs. the Gloucester Planning Board.

**III. PUBLIC COMMENT**

**IV. CONSENT AGENA –ANR APPLICATIONS**

- Eric J. Loiacano to divide two lots into three at **23 & 27 Silva Court** (Assessor's Map 51, Lots 28 & 29)
- King Phillip Road Trust to re-divide four lots into three building lots and one unbuildable lot at **11, 13, 15 & 19 King Phillips Road** (Assessors Map 230, Lots 25, 26, 124 & 138).
- Paul M. Butman to adjust lot line between **14 & 21 Pond Road** (Assessor's Map 264, Lots 33 & 34).
- Chris McCarthy to redivide **2-14 Bass Avenue** (Twinberry Lane Subdivision) into two pork chop lots and an unbuildable lot (Assessors Map 50, Lots 22, 23, 24, 25, 26 & 27).
- StoneLeigh Gardens, LLC to divide one lot into six lots at **215 Magnolia Avenue** (Assessors Map 207, Lot 17). (*To Be Continued*)

**V. SITE PLAN REVIEW**

In accordance with Section 5.8 of the Gloucester Zoning Ordinance, the Planning Board to review Site Plan Review Application submitted by Poole Construction Company for a proposed 7,782 s.f. retail building and associated parking areas at 210 Eastern Avenue (Assessor's Map 264, Lot 23).

## **VI. PUBLIC HEARINGS**

In accordance with MGL Chapter 40A, Section 9, and City of Gloucester Zoning Ordinance, Sections 1.8.3 and 5.20, Gloucester Planning Board will hold a public hearing to consider the applications from Chris McCarthy for two Pork Chop Lot Special Permits to be located at 2-14 Bass Avenue (Assessors Map 50 Lots 22-29).

## **VII. Other Business**

1. Request for Partial Release from Common Driveway Covenant by Windover ShoreCliff, LLC at 7 Boulder Avenue, Gloucester.
2. Corrective Construction and Proposed Construction Phasing at Magnolia Reach (AKA The Woodlands) Subdivision. Magnolia Reach Capital, LLC
3. CPA update
4. Announcements

## **VIII. ADJOURNMENT**

## **IX. NEXT MEETING**

*Next regular meeting of the Planning Board December 20, 2012*

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