



# CITY OF GLOUCESTER PLANNING BOARD

**October 4, 2012, 7:00 P.M.**

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

**Members Present:** Rick Noonan, Chair, Mary Black, Vice Chair, , Joe Orlando, Linda Charpentier, , Karen Gallagher, Marvin Kushner, Henry McCarl- **Absent**

**Staff:** Gregg Cademartori, Acting Community Development Director

## **I. BUSINESS**

- A. Call to Order with a Quorum of the Planning Board
- B. Introduction of Planning Board Members and Staff
- C. Review of Planning Board Minutes of August 20, 2012 & September 20, 2012

**Motion: To accept the minutes of August 20, 2012**

**1<sup>st</sup>: Karen Gallagher**

**2<sup>nd</sup>: Joe Orlando**

**Vote: Approved 6-0**

## **II. PUBLIC COMMENT-None**

## **III. CONSENT AGENDA**

### **ANR Applications**

Farm Creek Holdings to re-divide three lots in to five building lots at **91-103 Coles Island Road** (Assessor's Map 253 Lots 23, 24 and Map 258 Lot 13).

**Motion: The subdivision law does not apply in dividing three lots into five lots at 91-103 Coles Island Road (Assessor's Map 253 Lots 23, 24 and Map 258 Lot 13).**

**1<sup>st</sup>: Karen Gallagher**

**2<sup>nd</sup>: Mary Black**

**Vote: 6-0**

Essex County Greenbelt to divide **49 Leverett Street** into two lots with one unbuildable lot to be conveyed to 42 Leverett Street (Assessor's Map 162 Lot 11)

**Mr. Cademartori** stated that in the middle of the property are two quarries. There is an encroachment of an abutting lot with a driveway, sheds. The title has been cleared.

**Motion: The Subdivision Control Law does not apply to the division of 49 Leverett Street with one unbuildable lot to be conveyed to 42 Leverett Street (Assessor's Map 162 Lot 11)**

**1<sup>st</sup>: Karen Gallagher**

**2<sup>nd</sup>: Mary Black**

**Vote: Approved 6-0**

Mary Ann Lash to adjust lot line at **3 Lexington Avenue** (Assessor's Map 168 Lot 1)

**Mr. Cademartori** stated here is a large building next to the property that has a lot line

that skims through the building. There has been an agreement with the library to re-adjust the line between the two structures.

**Motion: The Subdivision Control Law does not apply to 3 Lexington Avenue (Assessor's Map 168 Lot 1)**

**1<sup>st</sup>: Joe Orlando**

**2<sup>nd</sup>: Linda Charpentier**

**Vote: Approved 6-0**

#### **IV. CONTINUED PUBLIC HEARING**

In accordance with MGL Chapter 40A, Section 9, and City of Gloucester Zoning Ordinance, Sections 1.8.3 and 5.21, Planning Board will hold a public hearing to consider the application Farm Creek Holdings for a Common Driveway Special Permit **at 91-103 Coles Island Road** (Assessors Map 253 Lost 23 & 24, and Assessors Map 158 Lot 13).

**Mr. Noonan** reopened the public hearing.

**Presenter: John Judd, Gateway Consultants**

**Mr. Judd** explained the site to the board. The lots are much more conforming allowing each property to have their own septic system. The three lots will be accessed from the common driveway.

**Mr. Cademartori** stated prior to the owner purchasing this property; the board saw another reconfigured plan for the three lots. At the time the board approved the ANR, but withheld the endorsement because of knowledge that the property was noticed to be auctioned. Farm Creek Holdings has since purchased the property. Essentially the same design standards and the same alignment for the common driveway are being used from the prior application. One of the outstanding conditions from the prior approval was the water service, domestic service, and fire suppression for the three lots. The preference is to utilize private wells instead of city water. There is a hydrant on location. A meeting was held with the Fire Department and Fire Chief and he was comfortable with setting some milestones for using a residential sprinkler system for fire suppression. An added element with the ANR application is going from having three lots served by the common driveway, but there are two additional lots that comply with the R80 district and would be accessed through the frontage of Coles Island Road. The Board must also recognize and make a finding on the requested waivers from the common driveway standards..

**Mr. Cademartori** stated he would highlight the condition associated with future lot development. The sequence of events in the pursuit of using a residential sprinkler system are: prior to the issuance of the building permit, lots C,D, E which will be served by the common driveway, the improvements have to be inspected and certified by a professional engineer for the physical common driveway access portion. Prior to the issuance of a foundation permit, assurance is needed that adequate water supply is available for the design of a fire suppression system.

**Mr. Cademartori** stated the final condition would be that prior to the issuance of the occupancy permit for the any of the three lots the applicant must submit to the fire department an automatic suppression plan compliant with existing code.

**Mr. Cademartori** stated the two waivers that would need to be granted would be for the length of the common driveway and the 25 foot setback from the sideline. The abutter has no issue with it.

**Motion: To grant a common driveway special permit for 91-103 Coles Island Road and three waivers that include: 25 foot side yard setback, a common driveway maximum length greater than 500 feet, and the reduction of the required minimum width of 16 feet, along with the conditions as drafted.**

**1<sup>st</sup>: Marvin Kushner**

**2<sup>nd</sup>: Joe Orlando**

**Vote: Approved 6-0**

**V. PRELIMINARY SUBDIVISION REVIEW**

In accordance with MGL Chapter 41 Section 81-S and the Planning Board's Rules and Regulations Governing the Subdivision of Land in Gloucester, the Planning Board shall review a Preliminary Subdivision Plan for the land located at **41 Whittemore Street** (Assessors Map 21 Lot 7) submitted by The McNiff Company, LLC. (To be continued)

**Mr. Cademartori** stated a site visit was held at 41 Whittemore St. last week. The applicant will be responding to some of the issues raised by the engineering department.

**VI. Other Business**

1. Receipt of Pre-Application Open Space Residential Development,  
**160 Essex Avenue**, Upper Banjo Pond

**Mr. Cademartori** stated this is an initial step. The site will be staked with conceptual lines. Access to the subdivision is a concern more than the design of the roadway. There is a conceptual design and they would like to set up a site visit.

2. CPA update

**Ms. Gallagher** stated there aren't any new updates at this time. On October 16 there is a CPC meeting at 6:00. The first half of the meeting will be the applicants for the Newell Stadium. They have submitted an application. The application has come at the end of our third cycle of funding. Most of the funding has been committed to other projects. Once our fund balance has been verified, the CPA could possibly have 86,000 left. Newell Stadium wants 66,000 before the first of the year to start the project.

3. Announcements

**Mr. Noonan** stated that the Mayor is forming through Sara Garcia Harbor Planning Committee. They are looking for participants. One person must be appointed from the Planning Board.

**VII. ADJOURNMENT**

**Motion: To adjourn**

**1<sup>st</sup>: Karen Gallagher**

**2<sup>nd</sup>: Marvin Kushner**

**Vote: 6-0**

**VIII. NEXT MEETING**

*Next regular meeting of the Planning Board October 18, 2012*

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