



CITY OF GLOUCESTER
PLANNING BOARD
MEETING MINUTES
April 4, 2013 - 7:00 P.M.

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

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

Staff: Gregg Cademartori, Planning Director, Pauline Doody, Recording Clerk

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 March 21, 2013

II. PUBLIC COMMENT None

Minutes- March 21, 2013

Motion: To approve the minutes of March 21, 2013

1st: Henry McCarl

2nd: Linda Charpentier

Vote: Approved 4-0

III. CONSENT AGENDA

Planning Board to endorse the Approval Not Required Plan submitted by Beauport Gloucester, LLC at 47-61 Commercial Street (Assessors Map 1 Lot 33).

Applicant requests a continuance to April 18, 2013

Motion: To continue the Planning Board's endorsement of the Approval Not Required Plan submitted by Beauport Gloucester, LLC at 47-61 Commercial Street (Assessors Map 1 Lot 33).

1st: Linda Charpentier

2nd; Marvin Kushner

Vote: Approved 4-0

Planning Board to endorse Approval Not Required Plan submitted by MaryAnn Lash to adjust lot line between 1 & 3 Lexington Avenue (Assessors Map 168 Lots 1, 52).

Mr. Cademartori stated this applicant in doing title search found that there was an encroachment of the building at 3 Lexington Ave. This configuration makes both parties happy and encapsulates the building on the same lot.

Motion: The subdivision control law does not apply to adjust the lot line between 1 & 3 Lexington Avenue (Assessors Map 168 Lots 1, 52).

1st: Marvin Kushner

2nd: Henry McCarl

Vote: Approved 4-0

Planning Board to endorse Approval Not Required Plan submitted by Kathleen Stavis at 48 Fort Hill Avenue (Assessors Map 136 Lot 47).

Motion: To continue the Planning Board's endorsement of the Approval Not Required Plan submitted by Kathleen Stavis at 48 Fort Hill Avenue (Assessors Map 136 Lot 47) to April 18, 2013

1st: Henry McCarl

2nd: Linda Charpentier
Vote: Approved 4-0

IV. Continued PUBLIC HEARINGS

In accordance with MGL Chapter 40A, Section 9, and City of Gloucester Zoning Ordinance, Sections 1.8.3 and 5.21, the Planning Board is to consider the application from Kathleen Stavis as Trustee for Fort Hill Avenue Realty Trust, for a Common Driveway Special Permit at **48 Fort Hill Avenue** (Assessors Map 136, Lot 47).

Motion: To continue the application from Kathleen Stavis as Trustee for Fort Hill Avenue Realty Trust, for a Common Driveway Special Permit at 48 Fort Hill Avenue (Assessors Map 136, Lot 47) to April 18, 2013.

1st: Linda Charpentier

2nd: Marvin Kushner

Vote: Approved 4-0

In accordance with MGL Chapter 40A, Section 9, and City of Gloucester Zoning Ordinance, Sections 1.8.3 and 5.21, the Planning Board is to consider the application from Stoneleigh Gardens, LLC for two Common Driveway Special Permits at **215 Magnolia Avenue** (Assessors Map 207, Lot 17).

Applicant requests a continuance to April 18, 2013

Motion: To continue the application from Stoneleigh Gardens, LLC for two Common Driveway Special Permits at 215 Magnolia Avenue (Assessors Map 207, Lot 17) to April 18, 2013.

1st: Henry McCarl

2nd: Marvin Kushner

Vote: Approved 4-0

V. Other Business

1. Decision to Adopt Dornell Road Definitive Two Lot Subdivision (Assessors Map 242 Lot 13)
Mr. Cademartori stated that he is waiting for the final revised plans.

2. CPA Update- None

3. Other Updates

Mr. Noonan informed the board that notification has been received from CZM that the request from the Mayors offices to conduct a boundary review has been accepted and approved.

Mr. Cademartori stated that a forum was held on March 28 at the Lyceum regarding the wind turbines. Representatives from Applied Materials and Gloucester Engineering made presentations. It was well received.

VI. ADJOURNMENT

Motion: To Adjourn

1st: Henry McCarl

2nd: Marvin Kushner

Vote: Approved 4-0

VII. NEXT MEETING

Next regular meeting of the Planning Board April 18, 2013

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