



CITY OF GLOUCESTER

PLANNING BOARD

MEETING MINUTES

May 2, 2013 - 7:00 P.M.

Kyrouz Auditorium, City Hall, 9 Dale Avenue, Gloucester

Richard Noonan, Chair

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

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 April 4, 2013

Motion: Approval of the April 4, 2013 minutes

1st: Marvin Kushner

2nd: Linda Charpentier

Vote: Approved 6 -0

II. PUBLIC COMMENT- None

III. CONSENT AGENDA

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

Mr. Cademartori informed the board that a revised plan was received with an easement for parcel 2. It has been made part of the City Council special permit decision.

Motion: The subdivision law does not apply to the ANR submitted by Beauport Gloucester, LLC/City of Gloucester at 47-61 Commercial Street (Assessors Map 1 Lot 33).

1stHenry McCarl

2nd: Linda Charpentier

Vote: approved 6-0

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

The applicant requested a continuance to May 16, 2013.

Motion: To continue the endorsement for the Approval Not Required Plan submitted by Kathleen Stavis at 48 Fort Hill Avenue (Assessors Map 136 Lot 47) to May 16, 2013.

1st: Joe Orlando

2nd: Mary Black

Vote: Approved 6-0

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 public hearing 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) to May 16, 2013.

1st: Joe Orlando

2nd: Linda Charpentier

Vote: Approved 6-0

The public hearing was opened.

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).

The applicant was not in attendance.

Mr. Cademartori informed the board that both the Fire Department and the Engineering Department are satisfied with the revisions to the plan. The revisions were explained to the board.

Public Comment: None

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

1st: Mary Black

2nd: Linda Charpentier

Vote: Approved 6-0

Hearing for 249,247 251 Magnolia Ave can be closed

Motion: To approve a common driveway for 249,247 251 Magnolia Ave under a special permit

1st: Mary

2nd: Linda Charpentier

Vote: Approved 6-0

Mr. Cademartori informed the board a letter was received asking for a withdrawal for an ANR application for 253 & 259 Magnolia Ave without prejudice.

Motion: To accept the withdrawal of 253 & 255 Magnolia Ave without prejudice.

1st: Mary Black

2nd: Henry McCarl

Vote: Approved 6-0

V. Other Business

1. Decision to Adopt Dornell Road Definitive Two Lot Subdivision (Assessors Map 242 Lot 13)

Mr. Cademartori informed the board that the final decision was on March 21. There is drafted document approving the subdivision and the applicant will provide a covenant not to build on either lot until the subdivision improvements are made.

Motion: To adopt the decision to approve Dornell Road Definitive Two Lot Subdivision (Assessors Map 242 Lot 13).

1st: Mary Black

2nd: Marvin Kushner

Vote: Approved 6-0

2. Windover Development –Request for Release from Covenant – Boulder Ave Common Driveway

Mr. Cademartori informed the board this is last release and request from the Covenant. Fire and Engineering have reviewed the project and are comfortable with it.

Lee Dellicker, Windover Development reviewed the latest revisions with the board.

Motion: To release of Covenant for the Boulder Ave Common Driveway for lots 1a, 2a, 3a, and the completion of project.

1st: Joe Orlando

2nd: Henry McCarl

Vote: Approved 6-0

3. An Act Promoting The Planning And Development Of Sustainable Communities - House Docket #3216

Mr. Cademartori reported to the board recent update of the House Docket #3216. The desire is to make things predicable and make it easier on applicants. It will allow boards to address issues and assert more control. A hearing will held on May 14.

ADJOURNMENT

Motion: To adjourn

1st: Henry McCarl

2nd: Joe Orlando

Vote: Approved 6-0

VI. NEXT MEETING

Next regular meeting of the Planning Board May 16, 2013

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