



CITY OF GLOUCESTER
PLANNING BOARD
Draft MEETING MINUTES
February 7, 2013
7:00 P.M.

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

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

Staff: Gregg Cademartori, Acting Planning & Development 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 January

Motion: To approve the minutes of January 17, 2013

1st: Marvin Kushner

2nd: Karen Gallagher

Vote: Approved 6-0

Motion: To approve the minutes of January 31, 2013

1st: Karen Gallagher

2nd: Marvin Kushner

Vote: Approved 5-0 with Henry McCarl abstaining.

II. PUBLIC COMMENT- None

III. CONSENT AGENDA - Continued SITE PLAN REVIEW

IV. SITE PLAN REVIEW & MAJOR PROJECT SPECIAL PERMIT REVIEW

In accordance with Sections 5.7.5, 5.8 and 5.26 of the Gloucester Zoning Ordinance, the Planning Board to review the City Council Special Permit under the provisions of Major Project and Site Plan Review submitted by Beauport Gloucester, LLC for a hotel development at **47-61 Commercial Street** (Assessors Map 1, Lot 33).

Mr. Noonan stated a letter from was received from Mike Faherty this evening and was submitted to Attorney John Cunningham. The board recessed for 15 minutes to review the letter.

Attorney John Cunningham

Attorney Cunningham stated he had received a copy of the letter late today and it has been distributed to the appropriate people involved in the project. He stated he stands by what has been presented to the Planning Board.

Mr. Cademartori stated there were additional submissions since last meeting. A letter dated February 5 was addressed to Councilor Bruce Tobey from Michael Hale, Public Works Director which stated that the infrastructure required to serve the needs of the proposed 101 room hotel

will be adequate upon reconstruction of the city infrastructure at the Fort. The city design is in the final process and will be released in the spring. Construction will begin in the June-July time frame.

The Fire Chief issued a letter dated on October 16, 2012 stating initial concerns. He has since seen the revisions of the plan addressing his concerns. The plan change satisfies the department's concerns. A memorandum was received from Max Schenk, Environmental Health and the Health Department which outlined the Health Department's concerns.

Mr. Cademartori provided a draft to the board for review with an introduction and background outlining what the board is charged with. Part of the report to the City Council will include the minutes of the sessions of the Planning Board. The second appendix included in the document will be the Beta Groups report of January 28 which includes the initial review, and the responses from the applicant. In the Executive Summary, the consultant team of BETA Group and Vine Associates found that there was substantial compliance with the references sections of the ordinance and the Conservation Commission jurisdiction as revised through December 21. The construction of the seawall and flood impacts is ongoing and is under the jurisdiction of the Conservation Commission. Outlined are specific sections of 5.7.5. The Planning Board is directed to address the City Council and the advisory report. Those provisions overlap with site plan review guidelines. The applicant provided a document Beauport Gloucester Hotel Site Plan Review guidelines dated 1-17-2013. The BETA report responded that they reviewed the project through the major project special permit criteria, the criteria of 5.25, the site plan review under 5.8 and standard engineering practices. This document can be a base that the Council can consider. Mr. Cademartori read condition 6 to the public. The board understands that the Conservation Commission review is ongoing, but that the process will be resolved prior to City Council action.

Mr. Noonan stated the board is reviewing the draft document that will be an advisory to the City Council.

Mr. Cademartori stated there have been suggested revisions since the plan set of December 21 and the board can reserve the ratification of the site plan review until receipt of final revised plans.

The board concurred that the document was acceptable.

Motion: To adopt and transmit to the City Council the draft called Advisory Report on Hotel Overlay District Special Permit and Site Plan Review submitted by Beauport Gloucester LLC February 7, 2013 with the acknowledged appendences.

1st: Karen Gallagher

2nd: Linda Charpentier

Vote: Approved 6-0

V. CONSENT AGENDA - ANR Applications

- 1- Halibut Point RT, to convey a portion of lot 1 to lot 2 at 126,128 Eastern Ave. (Map 264 lot 59).

Mr. Cademartori stated site conditions have been examined and the applicant wants to make a minor adjustment between the two lots. It does not affect the frontage or lot area.

Motion: The subdivision control law does not apply to Halibut Point RT, to convey a portion of lot 1 to lot 2 at 126,128 Eastern Ave. (Map 264 lot 59).

1st: Henry McCarl

2nd: Karen Gallagher

Vote: Approved 6-0

- 2- Kathleen Stavis, Fort Hill Ave RT, to divide one lot into 2 lots at 48 Fort Hill Ave. (Map 136, lot 47).

Motion: To continue the project for Kathleen Stavis, Fort Hill Ave RT, to divide one lot into 2 lots at 48 Fort Hill Ave. (Map 136, lot 47) to March 7, 2013.

1st: Henry McCarl

2nd: Linda Charpentier

Vote: Approved 6-0

- 3- Joseph Virgilio Jr. to convey a portion of lot 1 to lot 2 at 9 and 11 Ronna Road. (Map 102 lots 75, 76).

Presenter: Jason Ellis Hancock Associates, Danvers

Mr. Ellis stated that this ANR is to address an existing encroachment between two lots.

Mr. Cademartori stated this is a minor adjustment. They both have the required lot area for the district and don't affect the frontage or access for the two lots.

Motion: The subdivision control law does not apply to convey a portion of lot 1 to lot 2 at 9 and 11 Ronna Road. (Map 102 lots 75, 76).

1st: Linda Charpentier

2nd: Joe Orlando

Vote Approved 6-0

- 4- KMS Investments LLC to divide 1 lot into 3 and convey a portion of lot A at 4 Stanwood Point (map 230 lot 69).

Mr. Cademartori stated that this application is to cleave off a piece of land and convey it to an abutter. The remaining lots have the required frontage. There are a number of buildings that are non conforming and may need special relief.

Motion: The subdivision control law does not apply to divide 1 lot into 3 and convey a portion of lot A at 4 Stanwood Point (map 230 lot 69).

1st: Karen Gallagher

2nd: Linda Charpentier

Vote: Approved 6-0

Mr. Noonan opened the public hearings.

VI. PUBLIC HEARING

In accordance with MGL Chapter 40 A, 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).

(To be opened and continued to March 7, 2013)

Motion: To continue the public hearing for 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).ontinue the public hearing for 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 March 7, 2013.

1st: Joe Orlando

2nd: Linda Charpentier

Vote: Approved 6-0

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)

Motion: To continue the public hearing for the application from Stoneleigh Gardens, LLC for two Common Driveway Special Permits at 215 Magnolia Avenue (Assessors map 207, Lot 17) to March 7, 2013.

1st: Henry McCarl

2nd:Linda Charpentier

Vote: Approved 6-0

VII. Other Business

CPA update

Ms. Gallagher stated that February 1 is the deadline to submit preliminary eligibility forms. It is the first part starting round 4. It allows the CPA to look broadly at the applicants projects to determine whether or not they meet the law.

Mr. McCarl stated the PIRC would like to be placed on the March 7th agenda for a presentation. It will be an annual report to the planning board.

Decisions to adopt, Pork Chop Special Permits, 8 & 10 Bass Avenue

Mr. Cademartori stated the only condition was the ability of creating a turn around within the driveway. The board approved the two pork chops lots; they went on to the ZBA to gain relief for the existing structure. The relief was received. The ANR plan that was approved has been re-lotted by the assessors department.

Motion: To approve the decision of the pork chop shape lot special permit, 8 Bass Avenue

1st: Henry McCarl

2nd: Linda Charpentier

Vote: Approved 6-0

Motion: To approve the decision of the pork chop shape lot special permit, 10 Bass Avenue

1st: Linda Charpentier

2nd: Henry McCarl

Vote: Approved 6-0

2. Announcements

Mr. Noonan reported that the 2nd Annual Harbor Summit was held with 130 attendees. Sara Garcia held an event which included universities and Gloucester Harbor industries. The context is to get groups of people with common interests together to learn how to work together. There were 6-8 keynote speakers. The 3rd meeting of the Harbor Planning Commission was held. The plan is to have Waterways Commission and Fisheries Commission to give information on where they are regarding data gathering: the last harbor plan to the new harbor plan and what the next phase of planning is.

Motion: To adjourn

1st: Henry McCarl

2nd: Karen Gallagher

Vote: Approved 6-0

VIII. NEXT MEETING

Next regular meeting of the Planning Board, March 7, 2013

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

DRAFT