



CITY OF GLOUCESTER  
PLANNING BOARD  
MEETING AGENDA  
**August 7, 2014**  
**7:00 P.M.**

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

**Members Present:** Rick Noonan, Chair, Mary Black, Vice Chair, Shawn Henry, Henry McCarl, Linda Charpentier, Doug Cook- **Absent**, Joe Orlando- **Absent**  
**Staff:** Gregg Cademartori, Planning Director, Matt Coogan, Senior Planner, Pauline Doody, Recording Clerk

**I. BUSINESS**

A. Review of Planning Board Minutes of July 17, 2014

**Motion: To approve the minutes of July 17, 2014**

**1<sup>st</sup>: Linda Charpentier**

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

**Vote: Approved 5-0**

**II. CONSENT AGENDA**

Planning Board to consider the *Approval Not Required* Plan submitted by KMS Investments LLC to reduce private right of way width and reconfigure lot at **4 Stanwood Point** (Assessors Map 230, Lot 51).

**Mr. Cademartori** reported that the applicant requested a continuance to September 4, 2014.

**Motion: To continue the Approval Not Required Plan submitted by KMS Investments LLC to reduce private right of way width and reconfigure lot at 4 Stanwood Point (Assessors Map 230, Lot 51) to September 4, 2014.**

**1st: Linda Charpentier**

**2nd: Shawn Henry**

**Vote: Approved 5-0**

**III. NEW PUBLIC HEARING**

A public hearing to consider the following petition to rezone one parcel of land:

To Amend the Gloucester Zoning Map and corresponding zoning districts in the Zoning Ordinance by rezoning a portion of **27 Rocky Neck Avenue** (Assessors Map 130, Lot 5) From R-10 Medium/High Density Residential to NB Neighborhood Business, resulting in the entire parcel being zoned solely Neighborhood Business.

**Attorney Joel Favazza- 111 Main St, Representing 2531 RNA Realty LLC.**

**Mr. Favazza** stated that there were formally 4 lots that are being combined into 1 lot. The lot contains a patchwork of NB and R10 zoning. The lot should have single zoning and be appropriate for the current and historical use of the property. Mr. Favazza gave

the history of the lot to the board. The lot becoming an NB parcel allows the site to have the principal use to continue and help support other business's on Rocky Neck. **Mr. Coogan** reported that the applicant wants to clean up the lot and make it a one zoning district as neighborhood business. It gives the lot flexibility and conforms with the existing neighborhood business's. Neighborhood business district zoning also allows a residential component through a special permit process through City Council.

**Motion: To amend the Gloucester Zoning Map and corresponding zoning districts in the Zoning Ordinance by rezoning a portion of 27 Rocky Neck Avenue (Assessors Map 130, Lot 5) From R-10 Medium/High Density Residential to NB Neighborhood Business, resulting in the entire parcel being zoned solely Neighborhood Business.**

**1st: Linda Charpentier**

**2nd: Shawn Henry**

**Vote: Approved 5-0**

**IV. Other Business**

Planner's Reports

**Mr. Cademartori** stated that Community Development is working through various phases of the Re-Imagining Railroad process and will forward the final marketing analysis next week. The report reflects what the demands might be expected regionally and locally in the next 5-10 years. A final meeting will be held in September. The meeting might hold discussions regarding a potential overlay or other zoning tools to capitalize on the train stations location. Mr. Cademartori also reported that Community Development received a Climate Change grant from CZM.

**Mr. Coogan** reported that Gloucester is a green community and therefore qualifies for grants. A \$250,000 grant was received and will be used for the conversion of the boiler system at O'Maley school from oil to gas. It will yield significant savings and will be burning much cleaner fuel.

**Mr. Cademartori** reported that all the permits have been paid and issues resolved for Beauport Hotel project. Increased activity will be seen on site into the fall with the new seawall construction, as well as the infrastructure work.

**3. Harbor Plan Update**

**Mr. Noonan** reported that there is one meeting left to schedule. The Harbor Plan report is being finalized and will be sent to the state.

**4. Announcements**

**Liz Steele 19 Marshfield St. Chair PIRC**

**Ms. Steele** stated she had forwarded an email to Mr. Cademartori requesting that the PIRC to come in front of the board at the next meeting.

**V. ADJOURNMENT**

**Motion: To Adjourn**

**1st: Henry McCarl**

**2nd: Linda Charpentier**

**Vote: Approved 5-0**

**VI. NEXT MEETING**

*Next regular meeting of the Planning Board August 21, 2014*

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