

CITY OF GLOUCESTER
PLANNING BOARD
MEETING AGENDA
August 6, 2015

Kyrouz Auditorium, 9 Dale Ave, Gloucester
Richard Noonan, Chair

Members Present: Rick Noonan – Chairman, Mary Black – Vice-Chair, Doug Cook, Hank McCarl, Shawn Henry, Joe Orlando

Staff Present: Gregg Cademartori, Planning Director

I. BUSINESS

- A. Chairman Noonan called the meeting of August 6th to Order with a Quorum of the Planning Board being present.
- B. Chairman Noonan introduced the Planning Board members and staff.
- C. First order of regular business was the review of the Planning Board Minutes of July 16, 2015.
Motion: To approve the minutes of August 6, 2015.
1st: Mr. McCarl
2nd: Mr. Cook
Vote: Approved 6-0
- D. Public Comment – there was none.

II. CONSENT AGENDA

Planning Board to consider the *Approval Not Required* Plan submitted by David G. Lynch to to adjust lot line between **24 Marble Road and 13 Nautical Heights** (Assessors Map 75, Lots 22 and 23).

Mr. Cademartori explained that this was a fairly straight forward application, where by one property owner will be convey a small newly created parcel to another. He did wish to note that Nautical Heights which bound the northern lot is unconstructed and not suitable to derive frontage. Additionally the right of way to the east is a driveway to access a lot beyond the locus.

Motion: The subdivision control lot does not apply to the subdivision of **24 Marble Road and 13 Nautical Heights** (Assessors Map 75, Lots 22 and 23).

1st: Mr. Henry

2nd: Mr. McCarl

Vote: Approved 6-0

Planning Board to consider the *Approval Not Required* Plan submitted by Meredith A. Fine to re-divide lots unbuildable lots to be conveyed to abutters at **12 Village Road and 8-10 Treetop Lane** (Assessors Map 170 Lots 35,39,36 & 40).

Attorney Meredith Fine, of the Law Office of Meredith A. Fine at 85 Eastern Ave., Gloucester, addressed the Planning Board. Ms. Fine described the purpose of the division is to facilitate the conveyance of her client's (The Wilsons) land to abutters of the land.

Motion: The subdivision control lot does not apply to the subdivision of **12 Village Road and 8-10 Treetop Lane** (Assessors Map 170 Lots 35,39,36 & 40).

1st: Mr. Henry

2nd: Mr. McCarl

Vote: Approved 6-0

III. NEW PUBLIC HEARING

In accordance with the provisions of MGL Chapter 40A, Section 5, and the Gloucester Zoning Ordinance, Section 1.11, the Gloucester Planning Board to consider the following petition to amend to the Zoning Ordinance as follows:

Amend the Gloucester Zoning Ordinance by Amending Sections 2.3.1 Residential Uses, Section 2.4.4 and Section VI Definitions to change the permit granting authority of Three-Family Dwellings from the City Council to the Zoning Board of Appeals.

Mr. Cademartori reviewed a memorandum he prepared for the Planning Board dated, August 6, 2015. The amendments are sponsored by Councilor Bob Stewart, former Zoning Board of Appeals member. He explained that the intent was to lower the threshold of review for three family dwellings from requiring a City Council special permit to a Zoning Board special permit. Mr. Cademartori provided data on the distribution of 3-families that are concentrated in the R-5 district, most of which do not comply with the dimensional requirements. He suggested that there may be more work done to the proposal to bring more of the existing structures into compliance and ease the permitting process further. He suggested that staff and perhaps a Planning Board member meet with the Building Inspector and Councilor Stewart to discuss if further.

Mr. Henry thought this was a positive step and volunteered to meet and discuss it further.

Mr. Noonan opened up the meeting for public comment.

Attorney Meredith Fine spoke in favor from one that assists applicants and as a member of the Cape Ann Chamber of Commerce. She stated that there have been a number of discussions at the Planning and Development standing committee regarding streamlining permitting and that this is a good step.

Mr. Leonard Gyllenhaal, member of the Gloucester Zoning Board of Appeals. Mr. Gyllenhaal said he is familiar with Councilor Stewart proposal and he is in support of it and wanted the Planning Board to know that the Zoning Board is prepared to take on this permitting role.

Mr. Noonan suggested that staff has the time to clarify and refine the proposal and further suggested to continue the public hearing to the next meeting on August 20th.

Motion: To continue the public hearing on the consideration of the proposed zoning amendment to change the special permit granting authority over 3 family dwellings from the City Council to the Zoning Board of Appeals.

1st: Mr. Henry

2nd: Mr. McCarl

Vote: Approved 6-0

IV. ADJOURNMENT

There being no further business the Chair adjourned the meeting at 7:45 pm.

V. NEXT MEETING

Next regular meeting of the Planning Board August 20, 2015

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