

CITY OF GLOUCESTER
PLANNING BOARD
MEETING MEETING

December 17, 2015

7:00 P.M.

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

**Members Present: Rick Noonan- Chair, Mary Black- Vice Chair, Doug Cook,
Henry McCarl, Shawn Henry, Ken Hecht-Absent**

Staff: Gregg Cademartori- Planning Director, Matt Coogan- Senior Planner

Mr. Noonan opened the meeting at 7:08 pm

I. BUSINESS

A. Review of Planning Board Minutes of October 1, 2015, October 15, 2015, and December 3, 2015
Motion to approve the December 3, 2016 minutes as amended was made by Mr. McCarl, seconded by
Mr. Cook and unanimously approved.

B. Public Comment- None

II. CONSENT AGENDA

Planning Board to consider the *Approval Not Required* Plan submitted by No Change LLC to create
an additional lot at **18 Cliff Road** (Assessors Map 247, Lot 6).

John Judd, Gateway Consultants

Mr. Judd stated that both lots will meet zoning requirements.

Mr. Coogan explained that the existing dwelling will be removed and the lot will be split into two.

Motion that the subdivision control law does not apply to 18 Cliff Road (Assessors Map 247, Lot 6) to
create an additional lot was made by Mr. Cook, seconded by Mr. McCarl and unanimously approved.

**III. REFERRAL FROM ZONING BOARD OF APPEALS FOR COMPREHENSIVE PERMIT
APPLICATION (MGL Chapter 40B) – Continued from 12/3/2015 meeting**

Planning Board to review a proposal for a 30 unit, mixed use development submitted by 206 Main Street Limited
Partnership at **206 Main Street** (Assessor's Map 176, Lot 39).

Mr. Cademartori reported that a soil evaluation and shadow study has been done. The zoning board asked what the
impacts will be from the shadowing of the proposed building. There is a peer reviewer involved.

The board discussed the proposal and concluded more data is needed before making a recommendation. Ms. Black
asked to see historical pictures of Main Street.

IV. OTHER BUSINESS

A. 2016 Planning Board Work Plan

Mr. Cademartori reported that the City Council took up the two recommendations. Two issues were raised; the noticing by the Clerk's office and the lack of support for advancing the prohibition. Paul McGeary withdrew his proposal. The back shore proposal was adopted using a special permit. The board discussed the process of proper noticing of projects in the city and the Planning Boards review process of proposals that require a recommendation to City Council.

Mr. Cademartori stated that upcoming projects include site development where the Ocean View Inn is located, the DPA portion of the marine industrial district- reviewing height and parking, the next phase of the Railroad Avenue review and the Fuller School rezoning.

B. CPA Update

Mr. McCarl reported that the proposal for the St. Ann's elevator was withdrawn and the funds returned. The city came in with a proposal to upgrade the sanitation facilities at Stage Fort Park and the committee felt it to be important enough to consider. It was approved.

V. **ADJOURNMENT**

Motion to adjourn was made by Mr. McCarl, seconded by Ms. Black and unanimously approved.

VI. **NEXT MEETING**

Next regular meeting of the Planning Board January 7, 2015

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