This meeting is recorded

CITY CLERK
GLOUCESTER, MA

2017 APR 13 AM 8: 11

GLOUCESTER CITY COUNCIL
Planning & Development Committee
Wednesday, April 19, 2017 – 5:30 p.m.
1st Fl. Council Committee Room – City Hall
(Items May be taken out of order at the discretion of the Committee)

1. ***Special Events Applications:***
   A. Request to hold Tulip Festival on Stacey Boulevard on May 6, 2017
   B. Request to hold Harbor Loop Summer Concert Series on July 6, 13, 20, 27; August 3, 10, 17, 24, 31, 2917
   C. Request to hold the 59th Gloucester Sidewalk Bazaar on August 3, 4, 5, 2017

2. ***RZ2017-001: GZO Amendment Sec. 1.11(c) re: creation of a Mixed Use Overlay District including properties #2 & #4 Schoolhouse Road and #7 Gloucester Crossing Road (Cont'd from 04/05/17)***

3. ***SCP2017-005: Amendment to SCP granted on March 20, 2017 re: Great Republic Drive #38, Map 263, Lot 64, GZO Sec. 1.5.3(c), 5.7 "Major Project" and Sec. 5.27 "Medical Marijuana Cultivation Facilities" (TBC 05/17/17)***

4. ***CC2017-009 (Orlando) Request that the Zoning Ordinance be amended by ADDING new Sections 1.5.4.1 "Zoning Administrator" and 5.29 "Certain Pre-Existing Multi-Family Use;" and AMENDING Sections 1.5.1, 1.8.1, 1.8.2, 2.2.1, 2.3.1 re: "Administration and Procedures" and "Use Regulations" (TBC 05/03/17)***

COMMITTEE
Chair, Councilor Paul Lundberg
Vice Chair, Councilor Melissa Cox
Councilor Valerie Gilman

CC: Mayor Theken
Jim Destino
Joanne Senos
Chip Payson
Gregg Cademartori
Matt Coogan

The listing of matters is those reasonably anticipated by the Chair which may be discussed at the meeting. Not all items listed may in fact be discussed and other items not listed may also be brought up for discussion to the extent permitted by law.

CITY CLERK
GLOUCESTER, MA
2017 APR -6 AM 9:26

CITY OF GLOUCESTER – SPECIAL EVENTS PERMIT

NAME OF EVENT: TULIP FESTIVAL / OPENING OF STACK BLVD GARDENS DATE OF EVENT: 5/6/2017

Special Events

Permitting is required for all types of special events taking place in the City of Gloucester. A "Special Event" is an event open to the general public; it can be held on public or private property; it may feature entertainment, amusements, food & beverages; it may be classified as a festival, road race, parade or walk-a-thon. A special event in the City of Gloucester, depending on the size and nature of the event, may require a number of permits or approvals from various departments within the City before it is officially approved and granted a special event permit. Furthermore, special events are also governed by the Gloucester Code of Ordinances §11-8 and §11-10.

In order to assure that the City, as well as the special event applicant, has as much information as needed before beginning the permitting process, the City requires the applicant to come to the **City Clerk** first to arrange to be placed on the Special Events Advisory Committee agenda. The applicant **must complete** a Special Events Application form in advance which includes:

- Date of Event; hours of Event; Rain Date;
- A detailed site plan or map of the area showing all locations for the following: all American with Disabilities Act (ADA) accessibility; pedestrian and fire access; dimensions of stages & tents; type of equipment or generators and the placement of any vendors and any portable toilet facilities; site plan/map must be 8-1/2 x11 inches and be legible – capable of copy reproduction;
- If the site of the event is privately owned, a letter from the landlord or property owner giving the applicant the right to use the property is required;
- If the event is featuring entertainment, you need to list all performances;
- If the event is featuring amusements, you need to list **all** rides & games;
- If this is the "first year" for your event, please attach any letters of support from local community and business organizations;
- A list of all vendors including food and if propane is to be used. Vendors will need state or city vending license before date of event and Health Department approvals unless they are excluded under state laws or regulations;
- Certificate of Insurance Listing City as the insured (Certificate Holder).

The applicant is to submit the completed permit form (download at: Gloucester-ma.gov or available in City Clerk's Office) signed and dated with cash or check made payable to the City of Gloucester: $25.00 for non-profit organizations (non-profit organizations must submit a 501(c) (3) form with application), $50.00 for-profit organizations, at the City Clerk's Office. At that time, an appointment for review prior to the submission of the permit to the City Council process must be made at the convenience of the City Clerk in order to begin the approval process. **All first time applicants must file completed application and permitted at least 60 days in advance of their event; annual event applicants must file completed application and finalized at least 45 days in advance. Non-compliance with these filing deadlines may result in denial of the application.**

Some applicants will appear before the Council's Planning & Development Committee who will give the applicant a list of conditions which **must** be met. If the completed application doesn't require P&D Committee approval, then the application including the checklist should be considered complete upon the applicant's appearance before the Special Events Advisory Committee.

Joanne M. Senos, City Clerk
Gloucester City Hall, 9 Dale Avenue
Gloucester, MA 01930
PHONE: 978-281-9720x8
EMAIL: jsenos@gloucester-ma.gov

Hours of Service:
Monday through Wednesday: 8:30 a.m.-4:00 p.m.
Thursday: 8:30 a.m. to 6:30 p.m.
Friday: 8:30 a.m. to 12:30 p.m.

Completed copy filed: Date: 4/6/17 Initial: JMS Copy to Applicant: Date: _____ Initial: _____
Fee Paid: $ 25.00

CITY OF GLOUCESTER SPECIAL EVENT APPLICATION

SPECIAL EVENTS

City Clerk's Office: 978-281-9720 Fax: (978) 282-3051

Name and Type of Event TULIP FESTIVAL / OPENING OF STACK BLVD GARDENS & SEAWALL

1. Date: 5/6/2017 Time: from 9:00 to 4:00

   Rain Date: _____ Time: from _____ to _____

2. Location: STACK BOULEVARD BY FISHERMAN'S WIVES

3. Description of Property & Name of Owner: CITY OF GLOUCESTER
   Public ✓ Private ____

4. Name of Organizer: GENEROUS GARDENERS City Sponsored Event: Yes__ No __
   Contact Person: SUSAN KELLY
   Address: 23 BISCIE HP PT Telephone: 781-346-1363
   E-Mail susan@generousgardeners.org Cell Phone: "
   Day of Event Contact & Cell Phone: _____
   Official Web Site: www.generousgardeners.org

5. Are street closures required: ____ Yes X No If yes, where: _____

6. Number of Attendees Expected: ~500 Number of Participants Expected: 100

7. Is the Event Being Advertised? yes ? Where? website, GOT will do an article

7. (a) Is there a fee charged for tickets/attendance for event participation? Yes__ No X List all fees if yes.
   PROMENADE FREE OPENING PARTY AT MILE MARKER, $20

8. What Age Group is the Event Targeted to? 50+

9. Have You Notified Neighborhood Groups or Abutters? Yes ____ No ✓, Who? _____
   Attach a copy of the notification to the abutters to this application.

10. Are you or Profit Organization: (Non-Profit Organization) Who will benefit financially from this event? Generous gardeners for plant purchases for gardens

---

Activities: *(Please check where applicable.)* Subject to Licenses & Permits from Relevant City Departments:

A. Vending: Food_____ Beverages _____ Alcohol_____ Goods_____ Total No. of Vendors*_____
   (*Local or State license required)

B. Entertainment: (Subject to City's Noise Ordinance) Live Music _____ DJ _____ Radio/CD _____
   Performers _____ Dancing _____ Amplified Sound _____ Stage _____

C. Games/Rides: Adult Rides _____ Kiddie Rides _____ Games _____ Raffle (requires City permit*) ____
   Other: _____ Total No. _____
   Name of Carnival Operator (requires permit and inspection of rides): _____
   Address: _____
   Telephone: _____

D. Tents: ✓ Yes _____ No. If yes, how many 1 What are the tent sizes: 20x40 (May require permits) YES

E. Clean Up: No. of additional trash receptacles required ____ No. of additional recycling receptacles required NONE
   (To be provided by and removed by applicant at their expense.)

F. Portable Toilets: (To be provided by and removed by applicant at their expense. Each cluster of portable toilets must include at least one ADA accessible toilet) DPW SAID THEY WILL PROVIDE
   No.: _____ standard No.: _____ ADA accessible

FOR PARADES, ROAD RACES, BIKE RIDES AND WALK-A-THON EVENTS ONLY

PROMENADE FROM VISITORS CENTER TO FISHERMENS WIVES STATUE

PARADE X **ROAD RACE** _____ **WALK-A-THON** _____

NOT REALLY?

1. Name, land line & cell phone number of contact person on the ground Day of Event:

   SUSAN KELLY 781-340-1363

2. Name, Address & 24/7 telephone number of person responsible for clean up if different from above:

   SUSAN KELLY, 23 BISCIE HD PT, GLOUCESTER

3. Locations of Water Stops (if any): N/A

4. Will Detours for Motor Vehicles be required? N/A If so, where and what length of time:

4A. Are street closures required? N/A (This is determined by t he Police Department)
Where? _____

5. Start Location & Time for Participants: VISITOR CENTER

6. Dismissal Location & Time for Participants: FISHERMENS WIVES STATUE

7. Number of Participants: ~ 100

8. Additional Parade Information:
   - Number of Floats: N/A
   - Location of Viewing Stations: ALONG ROUTE
   - Are Weapons Being Carried (If "Yes", Police approval may be required: Yes: X No
   - Are Parade Marshalls Being Assigned to Keep Parade Moving: Yes: ✓ No

8. Name and Address of Insurer: Philadelphia, 1 Bala Plaza, Bala Cynwyd, PA 19004

9. Attach or Provide a Certificate of Insurance naming the City of Gloucester the Certificate Holder.

RESPONSIBILITIES OF APPLICANT

1. All members of the organizing committee and performers/concessionaires/vendors must adhere to the rules and regulations set forth by all applicable departments.

2. The applicant and concessionaire/vendor are responsible to pay all applicable fees required by applicable ordinances and State law. Any non-payment of fees to any City department will result in the denial of the application or revocation of permits.

3. The applicant is responsible to ensure that there is no illegal activity on the areas under their supervision during the event.

4. All concessions must be stationary and placed in such a way to not hamper the access of pedestrians. They must be placed tight against curbs, not block fire hydrants or sidewalk ramps. Concessions must be moved if in the opinion of City officials on-site they pose a problem for access or public safety. Concessions utilizing compressed gas or generators or propane must comply with the regulations of the City of Gloucester Fire Department and receive approval through the Licensing Commission. Concessions using tents must have Building Inspector approval.

5. Federal & State law requires a minimum of 4 ft. of clear unobstructed sidewalk be available at all times for pedestrians. The applicant must keep sidewalks, ramps and curb cuts clear of any interference from their vendors or their event participants. No storage is allowed on the sidewalk.

6. Any items to be sold must be listed with their prices. All beverages in cans and plastic bottles and must be recycled according to the City of Gloucester recycling guidelines. The use of any type of glass containers is prohibited unless prior approval is granted by the *Department of Public Works*.

7. **All applicants are responsible for filing their applications in a timely manner: First time applicants must file completed application 90 days in advance and have finalized all necessary approvals at least 60 days in advance of their event. Annual event applicants should file completed application 75 days in advance and have finalized at least 45 days in advance. Non-compliance with these deadlines may result in denial of the application.**

8. The applicant **shall indemnify and hold harmless the City of Gloucester and its employees** from any damage it may sustain or be required to pay by reason of said event, or by any reason of any act or neglect by the applicant or their agent relating to such event or by reason of any violation of the terms and condition of this license. The applicant is responsible for any damage to public property caused by the event. Applicant shall also provide a **Certificate of Insurance** at the time of approval by the Special Events Advisory Committee.

10. **The City of Gloucester reserves the right to deny the application at any time.**

I/We fully understand and agree to all the terms set forth in this application. The information that I/We have provided is truthful and accurate. I/We accept all responsibility related to this event.

Aaron Kelly _____ 4/6/2017 _____, 20____

Signature of Applicant

CITY APPROVAL (FOR COMMITTEE MEMBERS USE ONLY):

NAME OF EVENT: GLOUCESTER TULIP FESTIVAL DATE OF EVENT: 5/6/2017

You will need to obtain all necessary approvals, permits or certificates from the following Departments: Please note that costs for some City support services during an event are an estimate only. Some Departments may forward an invoice for services rendered at the completion of the event and others may request payment in advance. NOTE: Applicants must comply with the Code of Ordinances, Ch. 11 (Vendors) as applicable and as required by City Clerks and/or Licensing Commission and all other applicable ordinances.

Approvals Required: Written approvals below should be submitted by time of applicant's appearance before the Planning & Development Committee by this form (below) and if necessary by memorandum or email from the appropriate City staff to the Office of the City Clerk.

Initials of Dept. Head/ Designee	Notes by Department Head or Designee
JMS	1. Special Events Advisory Committee _____
____	2. Planning & Development Committee _____
JJM	3. Gloucester Police Department _____
	Is Police Detail Required? off Water No. of Details _____
	Traffic, Parking & Transportation _____ Street Closure: _____
RN	4. Health Department _____
BA	5. Building Inspector _____
____	6. Electrical Inspector _____
MC	7. Department of Public Works: _____
	Use of City Property: Yes/No Location if yes: BLVD Permits: _____
DA	8. Gloucester Fire Department _____
	Is a Fire Detail Required? — No. of Details — EMS — Use of Propane: ____
	(Attach EMS Memo)
____	9. Licensing Commission (includes vendors) (Through City Clerk: _____
____	10. Licensing Board (Alcohol): _____
K	11. Harbormaster: _____
BMC	12. Tourism: _____

The Departments or Committees listed above may have their own separate permit/application process. Applicants are responsible for applying for and obtaining all required permits & certificates from the various individual departments.

Signature of Applicant

4/6/2017, 20__

Saturday May 6, 2017

Join the City of Gloucester and Generous Gardeners for the Grand Opening of the new Stacy Boulevard Gardens. Over 22,000 tulips were planted by Generous Gardener volunteers last fall.

SCHEDULE OF EVENTS – ALL WELCOME

10:00 PROMENADE – Dress in your best and stroll with us in a Promenade for all ages from the Stage Fort Park Visitor's Center to the Fishermen's Wives Memorial. Prizes awarded based on elegance, creativity and floral inspiration. Optional registration for various categories prior to event. **FREE EVENT and FREE PARKING**.

11:30 OFFICIAL OPENING OF GARDENS - Promenade followed by official ribbon cutting for the seawall improvements and Stacy Boulevard Gardens by Mayor Sefatia Romeo Theken. **FREE**.

NOON UNTIL 4:00 - Learn Tulip Trivia and enjoy the beautiful tulips on Stacy Boulevard. **FREE**.

6:00 - 10PM - Spring Tulip Celebration Party at the Mile Marker Restaurant with the Honkeytonk Womens band. Appetizers and cash bar. **Cost is $20.00 per person** with proceeds to benefit Stacy Boulevard Gardens.

After the tulips are finished blooming in May, Generous Gardeners will be planting lovely perennial flower gardens for this historic gateway to Gloucester.

Contact **Susan Kelly**
susan@generousgardeners.org
781-346-1363 for questions.

Volunteer
Generous Gardeners.org

City Hall
Nine Dale Avenue
Gloucester, MA 01930

CITY CLERK
GLOUCESTER, MA
2017 APR 11 PM 1:33

TEL 978-281-9700
FAX 978-281-9738
stheken@gloucester-ma.gov

CITY OF GLOUCESTER
OFFICE OF THE MAYOR

MEMORANDUM

TO: City Council President Ciolino and members of the Gloucester City Council

FROM: Jim Destino, Chief Administrative Officer

DATE: April 10, 2017

RE: Gloucester Tulip Festival

The Gloucester Tulip Festival is scheduled for May 6, 2017. The organizer has met with city departments to make sure this festival is enjoyable and a safe event for the city.

I have confirmed with the Massachusetts Interlocal Insurance Association (MIIA) that since this is a city-sponsored event, it is covered under the city's general liability insurance.

If you have any questions, please don't hesitate to contact me.

Thank you.

CITY CLERK
GLOUCESTER, MA

2017 APR -3 AM 10: 52

CITY OF GLOUCESTER – SPECIAL EVENTS PERMIT

NAME OF EVENT: Harborlarp Summer Concert Series DATE OF EVENT: July 6, 13, 20, 27 Aug 3, 10, 17, 24, 31

Special Events

Permitting is required for all types of special events taking place in the City of Gloucester. A "Special Event" is an event open to the general public; it can be held on public or private property; it may feature entertainment, amusements, food & beverages; it may be classified as a festival, road race, parade or walk-a-thon. A special event in the City of Gloucester, depending on the size and nature of the event, may require a number of permits or approvals from various departments within the City before it is officially approved and granted a special event permit. Furthermore, special events are also governed by the Gloucester Code of Ordinances §11-8 and §11-10.

In order to assure that the City, as well as the special event applicant, has as much information as needed before beginning the permitting process, the City requires the applicant to come to the **City Clerk** first to arrange to be placed on the Special Events Advisory Committee agenda. The applicant **must complete** a Special Events Application form in advance which includes:

- Date of Event; hours of Event; Rain Date;
- A detailed site plan or map of the area showing all locations for the following: all American with Disabilities Act (ADA) accessibility; pedestrian and fire access; dimensions of stages & tents; type of equipment or generators and the placement of any vendors and any portable toilet facilities; site plan/map must be 8-1/2 x11 inches and be legible – capable of copy reproduction;
- If the site of the event is privately owned, a letter from the landlord or property owner giving the applicant the right to use the property is required;
- If the event is featuring entertainment, you need to list all performances;
- If the event is featuring amusements, you need to list **all** rides & games;
- If this is the "first year" for your event, please attach any letters of support from local community and business organizations;
- A list of all vendors including food and if propane is to be used. Vendors will need state or city vending license before date of event and Health Department approvals unless they are excluded under state laws or regulations;
- Certificate of Insurance Listing City as the insured (Certificate Holder).

The applicant is to submit the completed permit form (download at: Gloucester-ma.gov or available in City Clerk's Office) signed and dated with cash or check made payable to the City of Gloucester: $25.00 for non-profit organizations (non-profit organizations must submit a 501(c) (3) form with application), $50.00 for-profit organizations, at the City Clerk's Office. At that time, an appointment for review prior to the submission of the permit to the City Council process must be made at the convenience of the City Clerk in order to begin the approval process. **All first time applicants must file completed application and permitted at least 60 days in advance of their event; annual event applicants must file completed application and finalized at least 45 days in advance. Non-compliance with these filing deadlines may result in denial of the application.**

Some applicants will appear before the Council's Planning & Development Committee who will give the applicant a list of conditions which **must** be met. If the completed application doesn't require P&D Committee approval, then the application including the checklist should be considered complete upon the applicant's appearance before the Special Events Advisory Committee.

Joanne M. Senos, City Clerk
Gloucester City Hall, 9 Dale Avenue
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PHONE: 978-281-9720x8
EMAIL: jsenos@gloucester-ma.gov

Hours of Service:
Monday through Wednesday: 8:30 a.m.-4:00 p.m.
Thursday: 8:30 a.m. to 6:30 p.m.
Friday: 8:30 a.m. to 12:30 p.m.

Completed copy filed: Date: 3/31/17 Initial: JMS Copy to Applicant: Date: _____ Initial: _____
Fee Paid: $ n/a

Revised: 01/27/17

CITY OF GLOUCESTER SPECIAL EVENT APPLICATION

SPECIAL EVENTS

City Clerk's Office: 978-281-9720 Fax: (978) 282-3051

Name and Type of Event Harbor Loop Concerts

July 6, 13, 20, 27, Aug 3, 10, 17, 24, 31

1. Date: 9 weeks summer Time: from 5 to 9

   Rain Date: _____ Time: from _____ to _____

2. Location: Harbor Loop

3. Description of Property & Name of Owner: _____
   Public X Private ___

4. Name of Organizer: Carol Fallazolla City Sponsored Event: Yes X No __
   Contact Person: "
   Address: 108 Taylor St Telephone: 978-879-7652
   E-Mail carolmusicfest@gmail Cell Phone: _____
   Day of Event Contact & Cell Phone: above
   Official Web Site: _____

5. Are street closures required: X Yes ___ No If yes, where: at center of Loop near buoy

6. Number of Attendees Expected: 100 Number of Participants Expected: 100

7. Is the Event Being Advertised? yes ? Where? around town - flyers

7. (a) Is there a fee charged for tickets/attendance for event participation? Yes__ No X List all fees if yes.

8. What Age Group is the Event Targeted to? all ages

9. Have You Notified Neighborhood Groups or Abutters? Yes ___ No X Who? _____
   Attach a copy of the notification to the abutters to this application.

10. Are you or Profit Organization: __ Non-Profit Organization: __ Who will benefit financially from this event? the community

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Activities: *(Please check where applicable.)* Subject to Licenses & Permits from Relevant City Departments: 2

A. Vending: Food X Beverages X Alcohol _____ Goods _____ Total No. of Vendors* ___
   (*Local or State license required)

B. Entertainment: (Subject to City's Noise Ordinance) Live Music X DJ _____ Radio/CD _____
   Performers _____ Dancing _____ Amplified Sound _____ Stage _____

C. Games/Rides: Adult Rides _____ Kiddie Rides _____ Games _____ Raffle (requires City permit*) ____
   Other: _____ Total No. _____
   Name of Carnival Operator (requires permit and inspection of rides): _____
   Address: _____
   Telephone: _____

D. Tents: ____ Yes X No. If yes, how many ____ What are the tent sizes: _____ (May require permits)

E. Clean Up: No. of additional trash receptacles required 2 No. of additional recycling receptacles required ___
   (To be provided by and removed by applicant at their expense.)

F. Portable Toilets: (To be provided by and removed by applicant at their expense. Each cluster of portable toilets must include at least one ADA accessible toilet)
   No.: _____ standard No.: _____ ADA accessible

FOR PARADES, ROAD RACES, BIKE RIDES AND WALK-A-THON EVENTS ONLY

PARADE _____ **ROAD RACE** _____ **WALK-A-THON** _____

1. Name, land line & cell phone number of contact person on the ground Day of Event:

_____

_____

2. Name, Address & 24/7 telephone number of person responsible for clean up if different from above:

_____

_____

3. Locations of Water Stops (if any): _____

4. Will Detours for Motor Vehicles be required? _____ If so, where and what length of time:

4A. Are street closures required? _____ (This is determined by t he Police Department)
Where? _____

_____

_____

5. Start Location & Time for Participants: _____

6. Dismissal Location & Time for Participants: _____

7. Number of Participants: _____

8. Additional Parade Information:
   - Number of Floats: _____
   - Location of Viewing Stations: _____

     _____
   - Are Weapons Being Carried (If "Yes", Police approval may be required: Yes: __No __
   - Are Parade Marshalls Being Assigned to Keep Parade Moving: Yes: __No __

8. Name and Address of Insurer: _____

9. Attach or Provide a Certificate of Insurance naming the City of Gloucester the Certificate Holder.

CITY APPROVAL (FOR COMMITTEE MEMBERS USE ONLY):

NAME OF EVENT: Harbor Loop Concerts DATE OF EVENT: July 6, 13, 20, 27 Aug 3, 10, 17, 24, 31

You will need to obtain all necessary approvals, permits or certificates from the following Departments: Please note that costs for some City support services during an event are an estimate only. Some Departments may forward an invoice for services rendered at the completion of the event and others may request payment in advance. NOTE: Applicants must comply with the Code of Ordinances, Ch. 11 (Vendors) as applicable and as required by City Clerks and/or Licensing Commission and all other applicable ordinances.

Approvals Required: Written approvals below should be submitted by time of applicant's appearance before the Planning & Development Committee by this form (below) and if necessary by memorandum or email from the appropriate City staff to the Office of the City Clerk.

Initials of Dept. Head/ Designee	Notes by Department Head or Designee
JMS	1. **Special Events Advisory Committee** _____
	2. **Planning & Development Committee** _____
HW	3. **Gloucester Police Department** _____
	Is Police Detail Required? no - off watch **No. of Details** _____
	Traffic, Parking & Transportation _____ **Street Closure:** _____
DW	4. **Health Department** _____
	5. **Building Inspector** _____
	6. **Electrical Inspector** _____
MC	7. **Department of Public Works:** _____
	Use of City Property: Yes/No Location if yes: Harbor Loop **Permits:** _____
TA	8. **Gloucester Fire Department** _____
	Is a Fire Detail Required? — **No. of Details** — **EMS** — **Use of Propane:** ____
	(Attach EMS Memo)
	9. **Licensing Commission (includes vendors) (Through City Clerk:** _____
	10. **Licensing Board (Alcohol):** _____
	11. **Harbormaster:** _____
BMC	12. **Tourism:** _____

The Departments or Committees listed above may have their own separate permit/application process. Applicants are responsible for applying for and obtaining all required permits & certificates from the various individual departments.

_____ 3-31, 20 17

Signature of Applicant

RESPONSIBILITIES OF APPLICANT

1. All members of the organizing committee and performers/concessionaires/vendors must adhere to the rules and regulations set forth by all applicable departments.

2. The applicant and concessionaire/vendor are responsible to pay all applicable fees required by applicable ordinances and State law. Any non-payment of fees to any City department will result in the denial of the application or revocation of permits.

3. The applicant is responsible to ensure that there is no illegal activity on the areas under their supervision during the event.

4. All concessions must be stationary and placed in such a way to not hamper the access of pedestrians. They must be placed tight against curbs, not block fire hydrants or sidewalk ramps. Concessions must be moved if in the opinion of City officials on-site they pose a problem for access or public safety. Concessions utilizing compressed gas or generators or propane must comply with the regulations of the City of Gloucester Fire Department and receive approval through the Licensing Commission. Concessions using tents must have Building Inspector approval.

5. Federal & State law requires a minimum of 4 ft. of clear unobstructed sidewalk be available at all times for pedestrians. The applicant must keep sidewalks, ramps and curb cuts clear of any interference from their vendors or their event participants. No storage is allowed on the sidewalk.

6. Any items to be sold must be listed with their prices. All beverages in cans and plastic bottles and must be recycled according to the City of Gloucester recycling guidelines. The use of any type of glass containers is prohibited unless prior approval is granted by the *Department of Public Works.*

7. **All applicants are responsible for filing their applications in a timely manner: First time applicants must file completed application 90 days in advance and have finalized all necessary approvals at least 60 days in advance of their event. Annual event applicants should file completed application 75 days in advance and have finalized at least 45 days in advance. Non-compliance with these deadlines may result in denial of the application.**

8. The applicant **shall indemnify and hold harmless the City of Gloucester and its employees** from any damage it may sustain or be required to pay by reason of said event, or by any reason of any act or neglect by the applicant or their agent relating to such event or by reason of any violation of the terms and condition of this license. The applicant is responsible for any damage to public property caused by the event. Applicant shall also provide a **Certificate of Insurance** at the time of approval by the Special Events Advisory Committee.

10. **The City of Gloucester reserves the right to deny the application at any time.**

I/We fully understand and agree to all the terms set forth in this application. The information that I/We have provided is truthful and accurate. I/We accept all responsibility related to this event.

_____ 3-30 _____, 20 17

Signature of Applicant

City Hall
Nine Dale Avenue
Gloucester, MA 01930

TEL 978-281-9700
FAX 978-281-9738
stheken@gloucester-ma.gov

CITY CLERK
GLOUCESTER, MA
2017 APR 11 PM 1:3

CITY OF GLOUCESTER
OFFICE OF THE MAYOR

MEMORANDUM

TO: City Council President Ciolino and members of the Gloucester City Council

FROM: Jim Destino, Chief Administrative Officer

DATE: April 10, 2017

RE: Harbor Loop Concerts

The annual Harbor Loop Concerts are scheduled for Thursdays during the summer. The organizers of the concerts have meet with representatives of various city departments to make sure these concerts are enjoyable and safe events for the city.

I have confirmed with the Massachusetts Interlocal Insurance Association (MIIA) that since this is a city-sponsored event, it is covered under the city's general liability insurance.

If you have any questions, please don't hesitate to contact me.

Thank you.

CITY CLERK
GLOUCESTER, MA

2017 MAR 23 P 2:20

CITY OF GLOUCESTER – SPECIAL EVENTS PERMIT

NAME OF EVENT: Sidewalk Bazaar DATE OF EVENT: August - 3-4-5 - 2017

Special Events

Permitting is required for all types of special events taking place in the City of Gloucester. A "Special Event" is an event open to the general public; it can be held on public or private property; it may feature entertainment, amusements, food & beverages; it may be classified as a festival, road race, parade or walk-a-thon. A special event in the City of Gloucester, depending on the size and nature of the event, may require a number of permits or approvals from various departments within the City before it is officially approved and granted a special event permit. Furthermore, special events are also governed by the Gloucester Code of Ordinances §11-8 and §11-10.

In order to assure that the City, as well as the special event applicant, has as much information as needed before beginning the permitting process, the City requires the applicant to come to the **City Clerk** first to arrange to be placed on the Special Events Advisory Committee agenda. The applicant **must complete** a Special Events Application form in advance which includes:

- Date of Event; hours of Event; Rain Date;
- A detailed site plan or map of the area showing all locations for the following: all American with Disabilities Act (ADA) accessibility; pedestrian and fire access; dimensions of stages & tents; type of equipment or generators and the placement of any vendors and any portable toilet facilities; site plan/map must be 8-1/2 x11 inches and be legible – capable of copy reproduction;
- If the site of the event is privately owned, a letter from the landlord or property owner giving the applicant the right to use the property is required;
- If the event is featuring entertainment, you need to list all performances;
- If the event is featuring amusements, you need to list **all** rides & games;
- If this is the "first year" for your event, please attach any letters of support from local community and business organizations;
- A list of all vendors including food and if propane is to be used. Vendors will need state or city vending license before date of event and Health Department approvals unless they are excluded under state laws or regulations;
- Certificate of Insurance Listing City as the insured (Certificate Holder).

The applicant is to submit the completed permit form (download at: Gloucester-ma.gov or available in City Clerk's Office) signed and dated with cash or check made payable to the City of Gloucester: $25.00 for non-profit organizations (non-profit organizations must submit a 501(c) (3) form with application), $50.00 for-profit organizations, at the City Clerk's Office. At that time, an appointment for review prior to the submission of the permit to the City Council process must be made at the convenience of the City Clerk in order to begin the approval process. **All first time applicants must file completed application and permitted at least 60 days in advance of their event; annual event applicants must file completed application and finalized at least 45 days in advance. Non-compliance with these filing deadlines may result in denial of the application.**

Some applicants will appear before the Council's Planning & Development Committee who will give the applicant a list of conditions which **must** be met. If the completed application doesn't require P&D Committee approval, then the application including the checklist should be considered complete upon the applicant's appearance before the Special Events Advisory Committee.

Joanne M. Senos, City Clerk
Gloucester City Hall, 9 Dale Avenue
Gloucester, MA 01930
PHONE: 978-281-9720x8
EMAIL: jsenos@gloucester-ma.gov

Hours of Service:
Monday through Wednesday: 8:30 a.m.-4:00 p.m.
Thursday: 8:30 a.m. to 6:30 p.m.
Friday: 8:30 a.m. to 12:30 p.m.

Completed copy filed: Date: 3/23/17 Initial: _____ Copy to Applicant: Date: _____ Initial: _____
Fee Paid: $ 25.00

Revised: 01/27/17

CITY OF GLOUCESTER SPECIAL EVENT APPLICATION

SPECIAL EVENTS

City Clerk's Office: 978-281-9720 Fax: (978) 282-3051

Name and Type of Event 59TH GLOUCESTER SIDEWALK BAZAAR?

1. Date: AUGUST - 3-4-5 Time: from 9AM to 5PM

   Rain Date: NONE Time: from _____ to _____

2. Location: MAIN ST

3. Description of Property & Name of Owner: CITY OF GLOUCESTER - DOWNTOWN
   Public ✓ Private ____

4. Name of Organizer: GLO DOWNTOWN ASSN City Sponsored Event: Yes X No __
   Contact Person: JOE CIOLINO
   Address: 153 MAIN ST Telephone: 978-281-1227
   E-Mail WEATHERVANE@VERIZON.NET Cell Phone: 978-325-2377
   Day of Event Contact & Cell Phone: 978-325-2377
   Official Web Site: GLO DOWNTOWN ASSOCIATION

5. Are street closures required: X Yes ____ No If yes, where: _____

6. Number of Attendees Expected: 21,000 Number of Participants Expected: 110 BOOTHS

7. Is the Event Being Advertised? Yes ? Where? GLO DAILY TIMES - SOCIAL MEDIA

7. (a) Is there a fee charged for tickets/attendance for event participation? Yes __ (No) List all fees if yes.

8. What Age Group is the Event Targeted to? 1 - 99 YEARS

9. Have You Notified Neighborhood Groups or Abutters? Yes ✓ No ____, Who? _____
   Attach a copy of the notification to the abutters to this application.

10. Are you or Profit Organization: __ (Non-Profit Organization:) __ Who will benefit financially from this event? _____

Activities: *(Please check where applicable.)* Subject to Licenses & Permits from Relevant City Departments:

A. Vending: (Food) ____ (Beverages) ____ Alcohol ____ (Goods) ____ Total No. of Vendors* 110
   (*Local or State license required)

B. Entertainment: (Subject to City's Noise Ordinance) (Live Music) ____ DJ ____ Radio/CD ____
   Performers ✓ Dancing ✓ Amplified Sound ✓ Stage ____

C. Games/Rides: Adult Rides ____ (Kiddie Rides) ✓ Games ____ Raffle (requires City permit*) ____
   Other: _____ Total No. _____
   Name of Carnival Operator (requires permit and inspection of rides): NONE
   Address: _____
   Telephone: _____

D. Tents: (Yes) ____ No. If yes, how many 90 What are the tent sizes: 10 X 10 (May require permits)

E. Clean Up: No. of additional trash receptacles required 10 No. of additional recycling receptacles required ____
   (To be provided by and removed by applicant at their expense.)

F. Portable Toilets: (To be provided by and removed by applicant at their expense. Each cluster of portable toilets must include at least one ADA accessible toilet)
   No.: _____ standard No.: _____ ADA accessible
   NOT NEEDED

FOR PARADES, ROAD RACES, BIKE RIDES AND WALK-A-THON EVENTS ONLY

PARADE _____ ROAD RACE _____ WALK-A-THON _____

1. Name, land line & cell phone number of contact person on the ground Day of Event:

_____

_____

2. Name, Address & 24/7 telephone number of person responsible for clean up if different from above:

_____

_____

N/A

3. Locations of Water Stops (if any): _____

4. Will Detours for Motor Vehicles be required? _____ If so, where and what length of time:

4A. Are street closures required? _____ (This is determined by t he Police Department)
Where? _____

_____

_____

5. Start Location & Time for Participants: _____

6. Dismissal Location & Time for Participants: _____

7. Number of Participants: _____

8. Additional Parade Information:

N/A

- Number of Floats: _____
- Location of Viewing Stations: _____

  _____
- Are Weapons Being Carried (If "Yes", Police approval may be required: Yes: __No __
- Are Parade Marshalls Being Assigned to Keep Parade Moving: Yes: __No __

8. Name and Address of Insurer: _____

9. Attach or Provide a Certificate of Insurance naming the City of Gloucester the Certificate Holder.

CITY APPROVAL (FOR COMMITTEE MEMBERS USE ONLY):

NAME OF EVENT: 2017 Sidewalk Bazaar DATE OF EVENT: August 3-4-5-2017

You will need to obtain all necessary approvals, permits or certificates from the following Departments: Please note that costs for some City support services during an event are an estimate only. Some Departments may forward an invoice for services rendered at the completion of the event and others may request payment in advance. NOTE: Applicants must comply with the Code of Ordinances, Ch. 11 (Vendors) as applicable and as required by City Clerks and/or Licensing Commission and all other applicable ordinances.

Approvals Required: Written approvals below should be submitted by time of applicant's appearance before the Planning & Development Committee by this form (below) and if necessary by memorandum or email from the appropriate City staff to the Office of the City Clerk.

Initials of Dept. Head/ Designee	Notes by Department Head or Designee
TMS	**1. Special Events Advisory Committee**
	2. Planning & Development Committee
	3. Gloucester Police Department
	Is Police Detail Required? no **No. of Details**
	Traffic, Parking & Transportation **Street Closure:**
	4. Health Department
BL	**5. Building Inspector** Inspect required
BL	**6. Electrical Inspector** Inspect required
MC	**7. Department of Public Works:**
	Use of City Property: Yes/No Location if yes: Main St **Permits:**
	8. Gloucester Fire Department
	Is a Fire Detail Required? N/A **No. of Details** ____ **EMS** N/A **Use of Propane:** ____
	(Attach EMS Memo)
	9. Licensing Commission (includes vendors) (Through City Clerk:
	10. Licensing Board (Alcohol):
	11. Harbormaster:
	12. Tourism:

The Departments or Committees listed above may have their own separate permit/application process. Applicants are responsible for applying for and obtaining all required permits & certificates from the various individual departments.

J A Culini

Signature of Applicant

March 22, 2017

RESPONSIBILITIES OF APPLICANT

1. All members of the organizing committee and performers/concessionaires/vendors must adhere to the rules and regulations set forth by all applicable departments.

2. The applicant and concessionaire/vendor are responsible to pay all applicable fees required by applicable ordinances and State law. Any non-payment of fees to any City department will result in the denial of the application or revocation of permits.

3. The applicant is responsible to ensure that there is no illegal activity on the areas under their supervision during the event.

4. All concessions must be stationary and placed in such a way to not hamper the access of pedestrians. They must be placed tight against curbs, not block fire hydrants or sidewalk ramps. Concessions must be moved if in the opinion of City officials on-site they pose a problem for access or public safety. Concessions utilizing compressed gas or generators or propane must comply with the regulations of the City of Gloucester Fire Department and receive approval through the Licensing Commission. Concessions using tents must have Building Inspector approval.

5. Federal & State law requires a minimum of 4 ft. of clear unobstructed sidewalk be available at all times for pedestrians. The applicant must keep sidewalks, ramps and curb cuts clear of any interference from their vendors or their event participants. No storage is allowed on the sidewalk.

6. Any items to be sold must be listed with their prices. All beverages in cans and plastic bottles and must be recycled according to the City of Gloucester recycling guidelines. The use of any type of glass containers is prohibited unless prior approval is granted by the *Department of Public Works*.

7. **All applicants are responsible for filing their applications in a timely manner: First time applicants must file completed application 90 days in advance and have finalized all necessary approvals at least 60 days in advance of their event. Annual event applicants should file completed application 75 days in advance and have finalized at least 45 days in advance. Non-compliance with these deadlines may result in denial of the application.**

8. The applicant **shall indemnify and hold harmless the City of Gloucester and its employees** from any damage it may sustain or be required to pay by reason of said event, or by any reason of any act or neglect by the applicant or their agent relating to such event or by reason of any violation of the terms and condition of this license. The applicant is responsible for any damage to public property caused by the event. Applicant shall also provide a **Certificate of Insurance** at the time of approval by the Special Events Advisory Committee.

10. **The City of Gloucester reserves the right to deny the application at any time.**

I/We fully understand and agree to all the terms set forth in this application. The information that I/We have provided is truthful and accurate. I/We accept all responsibility related to this event.

Irene A Curlin March 22, 2017

Signature of Applicant

RZ2017-001

ELIASON
LAW OFFICE INC

January 3, 2017

BY HAND
Joanne M. Senos
City Clerk, City of Gloucester
Gloucester City Hall
9 Dale Avenue
Gloucester, MA 01930

CITY CLERK
GLOUCESTER, MA
2017 JAN -3 AM 11:26

Joseph Ciolino, President
Gloucester City Council
Gloucester City Hall
9 Dale Avenue
Gloucester, MA 01903

RE: Amendment to Zoning Ordinance - Mixed Use Overlay District

Dear Ms. Senos and President Ciolino:

Pursuant to Section 1.11 of the Zoning Ordinance of the City of Gloucester (GZO), a revised proposed Amendment to the GZO to create a Mixed Use Overlay District is hereby submitted, together with a check for the application fee in the amount of $350.00 made payable to the City of Gloucester. The Amendment has been initiated by ten registered voters pursuant to Section 1.11 (c) of the GZO. Please place this on the City Council agenda for January 10, 2016.

Very truly yours,

Deborah A. Eliason

DAE/arr
Enclosures
cc: Fuller Mixed Use Ventures, LLC
Gregg Cademartori, Planning Director
Charles J. Payson, General Counsel

DEBORAH A. ELIASON, ESQ
63 Middle Street
Gloucester, MA 01930

TEL 978-283-7432
FAX 978-283-9966
deliason@eliasonlawoffice.com
EliasonLawOffice.com

RZ2017-001

CITY OF GLOUCESTER PETITION

DATE and TIME received by CITY CLERK'S OFFICE: CITY CLERK GLOUCESTER, MA 2017 JAN -3 AM 11:26

Insert here the Name and description of the Petition:

Petition to amend the Gloucester Zoning Ordinance by adding a Mixed Use Overlay District.

The undersigned hereby petition the Gloucester City Council to amend the zoning ordinance to include a new Mixed Use Overlay District including properties located at 2 and 4 School House Road and 7 Gloucester Crossing Road in order to provide for a combination of retail, commercial/business, non-profit, municipal and residential structures and uses, all as set forth in the attached Application for Rezoning and proposed terms of the Mixed Use Overlay District (also attached).

Designated Filers:

Name: FREDERICK H DOUCETTE JR
Address: 100 MAPLEWOOD AVE

Name: JOHN C. CONNORS
Address: 28 BEACH RD

Name: Paul Simon
Address: 72 Eastern Ave

INSTRUCTIONS TO SIGNERS

For your signature to be valid, you must be a registered voter in GLOUCESTER and your signature should be written substantially as registered.

	✓	Signature	Address	Name Printed
1	✓		100 MAPLEWOOD AVENUE	FREDERICK H DOUCETTE JR
2	✓		41 Western Ave	John Neilson Gloucester, MA
3	✓		28 BEACH RD	JOHN C. CONNORS
4	✓		7 KEYSTONE ROAD	MARK HUBBARD
5	✓		6½ Stevens St	Jamie Vega

ONLY REGISTERED VOTERS OF GLOUCESTER MAY SIGN THIS PETITION

	✓	Signature	Address	Name Printed
6	W	Chris Wheeler	5 Pooles terrace Rockport	Chris Wheeler
7	✓	Lawrence White	15 Chestnut St	Larry White
8	✓	Joanne Moore	1 Taylor St. Gloucester	Joanne Moore
9	S	[illegible]	9 [illegible]	[illegible]
10	✓	Lindsay Carroll	8 East Main St Glou, Ma	Lindsay Carroll
11	✓	[illegible]	15 Long Hill Rd	Jeremy Westor
12	✓	[illegible]	72 Eastern Ave	Paul Simon
13	✓	Elizabeth A O'Connor	138 Main St #2	Elizabeth A O'Connor
14	✓	[illegible]	138 Main ST #2	Kevin P. Burke
15	✓	Allie McCarthy	7 Madison Ave	Allie McCarthy
16	✓	Donald Reed	28 Dennison ST	DONALD REED
17	N	[illegible]	17 MIDDLE ST	MICHAEL MCKINNON
18	✓	Linda D Cook	9 Woodward Ave, Glou.	LINDA D COOK
19	✓	[illegible] Sauss	12 Clarendon St	Nancy Sauss
20	W	Barbara Fournier	13 Kennyline, Rockport	Barbara Fournier
21	✓	Susan K. Bell	9 Hickory St Gloucester	Susan K. Bell
22	N	Salvatore Carlino	20 granite street	Salvatore Carlino
23	N	[illegible]	17 Madison Ave	Steve Karabaic
24	N	[illegible]	17 Madison Ave	Anna Macan
25	✓	L Caron	19A Old County Rd	Lisa Caron

CHECK TABLE: N: No such registered voter at that address, or address is illegible
S: Unable to identify signature as that of voter because of form of signature, or signature is illegible
W: Wrong district or community
T: Already signed for this petition

CERTIFICATE OF NAMES:

We certify that: 18 Eighteen

on this date: January 3, 2017

above signatures checked thus ✓ are names of qualified voters from GLOUCESTER, for which this petition is made.

At least three registrars names must be signed or stamped below

[illegible]

[illegible]

[illegible]

Registrar's of Voters

BY HAND
Joanne M. Senos
City Clerk
City Hall
9 Dale Avenue
Gloucester, MA 01930

RE: Zoning Amendment Petition Certification

Dear Ms. Senos:

In accordance with G.L.c. 43, §38, we the undersigned hereby notify you that the filing of signatures for the attached "Petition to Amend the Gloucester Zoning Ordinance by adding a Mixed Use Overly District" is complete.

Designated Filers:

Name: FREDERICK H DWELETTE JR
Address: 100 MAPLEWOOD AVE

Name: JOHN C. CONNORS
Address: 29 BEACH RD.

Name: Paul Simon
Address: 72 Eastern Ave

Dated: 1/31/2017

APPLICATION FOR REZONING

App. No. 2017-001
Date 1/3/2017

TO THE CITY COUNCIL OF THE CITY OF GLOUCESTER, MASSACHUSETTS:

I (We), the undersigned, do hereby respectfully make application and petition the City Council to amend the Zoning Ordinance of the City of Gloucester as herewith requested, and in support of this application of the following facts are submitted:

1. The Property sought to be rezoned is located at:

   Street: School House Road and Gloucester Crossing Road

   On the Northerly and Westerly side of the street, known as lot number 2 & 4 School House Road and 7 Gloucester Crossing Road

   It has a depth of see attached and Frontage of see attached

2. Present Zoning Classification R-10

3. Proposed Zoning Classification R-10 with Mixed Use Overlay District

4. The following are all of the individuals, firms, or corporations owning property adjacent to both sides and rear, and the property in front of (across the street from) the property to be rezoned:

NAME	STREET	CITY OR TOWN
see attached		

(Please attach extra sheets for more names, if needed)

5. It is proposed that the property will be put to this use:
   see attached

6. It is proposed to construct the following buildings:

   see attached

7. Attached is a copy of the required map which shows the property and surrounding area, with all abutters circled.

SIGNATURE AND ADDRESS OF OWNER: Attorney for Petitioners
Deborah A. Eliason

Eliason Law Office, LLC

63 Middle Street, Gloucester MA 01930

SIGNATURE OF PETITIONER: Petition of 10 Registered Voters
See Attached

APPLICATION FOR REZONING
Re: 4 Schoolhouse Road, Parcel ID: 262-14
Continuation Page

1. The parcels in the Mixed Use Overlay District are identified as follows:
   4 Schoolhouse Road: Assessor's Map 262, Parcel 14
   2 Schoolhouse Road: Assessor's Map 43, Parcel 4 and 5
   7 Gloucester Crossing: Assessor's Map 262, Parcel 37

   The shallowest depth of the parcels from Gloucester Crossing Road is approximately 549 feet, 2 inches.

   The depth of the parcels from School House Road is approximately 1012 feet, 2 inches.

   The proposed Mixed Use Overlay District has frontage on School House Road of approximately 915 feet and frontage on Gloucester Crossing Road of about approximately 1034 feet.

5. The Mixed Use Overlay District proposes a combination of retail, commercial, business, residential, recreational and/or community service uses benefiting the residents of the City of Gloucester.

6. The following are the proposed buildings to be constructed:

   3 residential 4-story apartment buildings comprising approximately 200 units;

   1 retail/commercial building of approximately 20,000 square feet;

   1 retail/commercial building of approximately 3,500 square feet; and

   YMCA building of approximately 45,000 square feet.

City of Gloucester Abutters Report

Abutters to Parcel: Map-Lot-Unit **43-5**

Please be aware that the abutters list reflects mailing address for the real estate tax bills as requested by the property owners. Mortgage companies, banks and other financial institutions may be receiveing the notification and not the homeowner as required. Please be sure you are complying with notification requirements.
Gloucester Board of Assessors.

This list of owners of record as shown on the most recent tax list of the City of Gloucester has been prepared for the purposes of notifying abutters as required by the City's Zoning Board of Appeals or City Council and it reflects the abutters to the Parcel known as Map 43 Lot 5 as further shown on the attached map dated 12/29/2016.

ABUTTER	STREET ADDRESS	PARCEL NO.	TAX BILL ADDRESS
43-5 GLOUCESTER COMMONS LLC C/O DSM REALTY	2 SCHOOL HOUSE RD	43-5	GLOUCESTER COMMONS LLC C/O DSM REALTY 875 EAST ST TEWKSBYURY, MA 01876
262-14 GLOUCESTER CITY OF	4 SCHOOL HOUSE RD	262-14	GLOUCESTER CITY OF 9 DALE AV GLOUCESTER, MA 01930

The Gloucester Board of Assessors certifies that the Abutters Report program written to create a list of the names and addresses of property owners from the applicable tax list has been reviewed. To the best of our knowledge and belief the Abutters Report program generates an accurate list from the most recent tax list of the assessed owner of record and the mailing information of the parties in interest as defined within and required by the law and therefore the within document constitutes a certified abutters list.

Nancy A. Papows, MAA
Gary I. Johnstone, MAA
Bethann B. Godinho, MAA
GLOUCESTER BOARD OF ASSESSORS

City of Gloucester Assessors' Office, City Hall, 9 Dale Avenue, Gloucester, MA 01930

12/29/2016

City of Gloucester Abutters Report

Abutters to Parcel: Map-Lot-Unit **43-5**

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Gloucester Board of Assessors.

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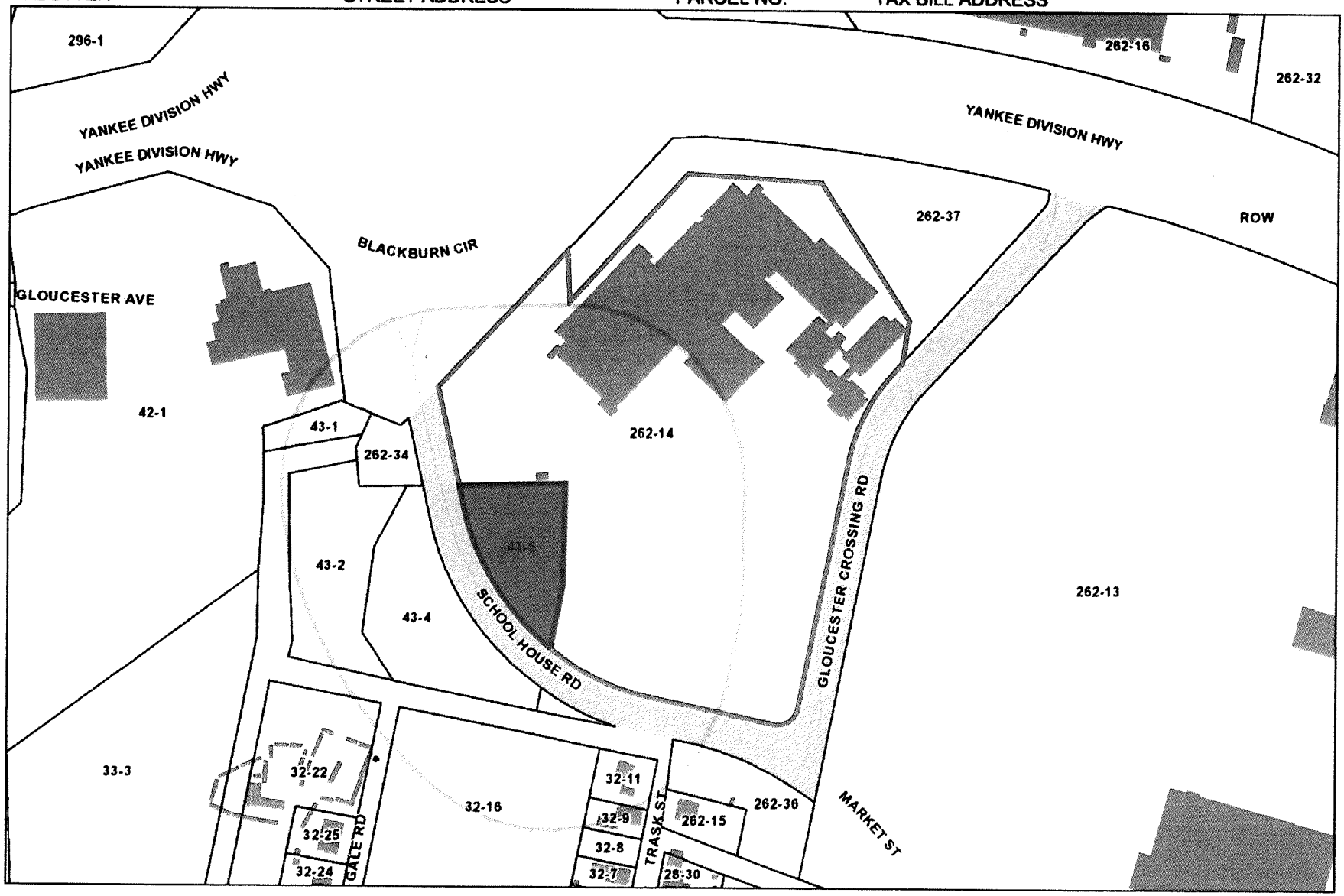
ABUTTER	STREET ADDRESS	PARCEL NO.	TAX BILL ADDRESS



City of Gloucester Abutters Report

Abutters to Parcel: Map-Lot-Unit **43-4**

Please be aware that the abutters list reflects mailing address for the real estate tax bills as requested by the property owners. Mortgage companies, banks and other financial institutions may be receiveing the notification and not the homeowner as required. Please be sure you are complying with notification requirements.
Gloucester Board of Assessors.

This list of owners of record as shown on the most recent tax list of the City of Gloucester has been prepared for the purposes of notifying abutters as required by the City's Zoning Board of Appeals or City Council and it reflects the abutters to the Parcel known as Map 43 Lot 4 as further shown on the attached map dated 12/29/2016.

ABUTTER	STREET ADDRESS	PARCEL NO.	TAX BILL ADDRESS
32-16 GLOUCESTER CITY OF	11R ESSEX ST	32-16	GLOUCESTER CITY OF 9 DALE AV GLOUCESTER, MA 01930
32-22 SARGENT STREET CORP C/O LINSKY	10 GALE RD	32-22	SARGENT STREET CORP C/O LINSKY PO BOX 761 GLOUCESTER, MA 01931-0761
43-2 SARGENT ST CORP C/O LINSKY	18 GALE RD	43-2	SARGENT ST CORP C/O LINSKY PO BOX 761 GLOUCESTER, MA 01931-0761
43-1 SARGENT ST CORP C/O LINSKY	131R GLOUCESTER AV	43-1	SARGENT ST CORP C/O LINSKY PO BOX 761 GLOUCESTER, MA 01931-0761
262-34 GLOUCESTER CITY OF	1 SCHOOL HOUSE RD	262-34	GLOUCESTER CITY OF 9 DALE AV GLOUCESTER, MA 01930
43-4 GLOUCESTER COMMONS LLC C/O DSM REALTY	3 SCHOOL HOUSE RD	43-4	GLOUCESTER COMMONS LLC C/O DSM REALTY 875 EAST ST TEWKSBURY, MA 01876
262-35 GLOUCESTER CITY OF	5 SCHOOL HOUSE RD	262-35	GLOUCESTER CITY OF 9 DALE AV GLOUCESTER, MA 01930

City of Gloucester Abutters Report

Abutters to Parcel: Map-Lot-Unit **43-4**

Please be aware that the abutters list reflects mailing address for the real estate tax bills as requested by the property owners. Mortgage companies, banks and other financial institutions may be receiveing the notification and not the homeowner as required. Please be sure you are complying with notification requirements.
Gloucester Board of Assessors.

This list of owners of record as shown on the most recent tax list of the City of Gloucester has been prepared for the purposes of notifying abutters as required by the City's Zoning Board of Appeals or City Council and it reflects the abutters to the Parcel known as Map 43 Lot 4 as further shown on the attached map dated 12/29/2016.

ABUTTER	STREET ADDRESS	PARCEL NO.	TAX BILL ADDRESS

The Gloucester Board of Assessors certifies that the Abutters Report program written to create a list of the names and addresses of property owners from the applicable tax list has been reviewed. To the best of our knowledge and belief the Abutters Report program generates an accurate list from the most recent tax list of the assessed owner of record and the mailing information of the parties in interest as defined within and required by the law and therefore the within document constitutes a certified abutters list.

Nancy A. Papows, MAA
Gary I. Johnstone, MAA
Bethann B. Godinho, MAA
GLOUCESTER BOARD OF ASSESSORS

City of Gloucester Assessors' Office, City Hall, 9 Dale Avenue, Gloucester, MA 01930

12/29/2016

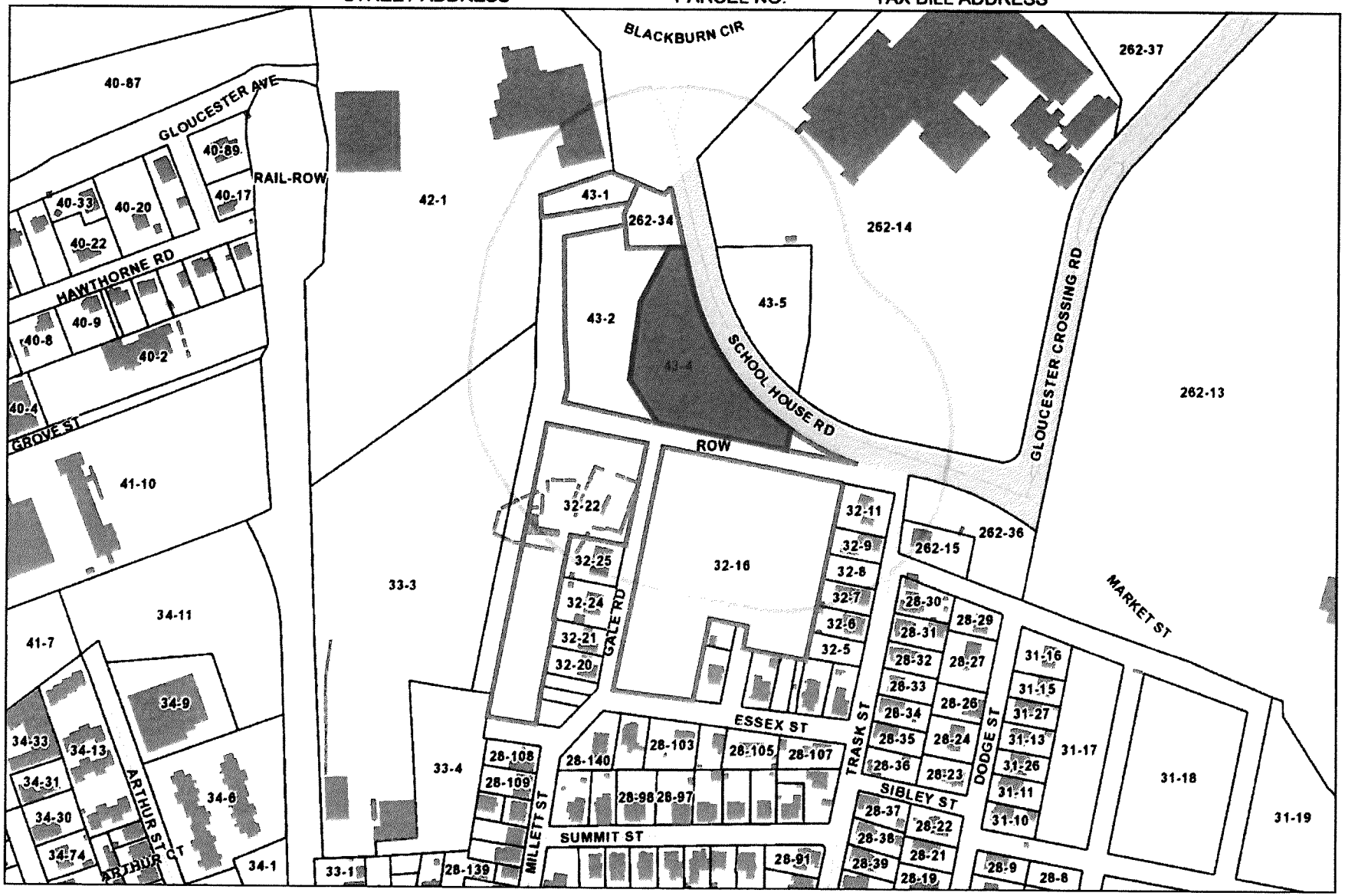
City of Gloucester Abutters Report

Abutters to Parcel: Map-Lot-Unit **43-4**

Please be aware that the abutters list reflects mailing address for the real estate tax bills as requested by the property owners. Mortgage companies, banks and other financial institutions may be receiveing the notification and not the homeowner as required. Please be sure you are complying with notification requirements.
Gloucester Board of Assessors.

This list of owners of record as shown on the most recent tax list of the City of Gloucester has been prepared for the purposes of notifying abutters as required by the City's Zoning Board of Appeals or City Council and it reflects the abutters to the Parcel known as Map 43 Lot 4 as further shown on the attached map dated 12/29/2016.

ABUTTER	STREET ADDRESS	PARCEL NO.	TAX BILL ADDRESS



City of Gloucester Abutters Report

Abutters to Parcel: Map-Lot-Unit **262-37**

Please be aware that the abutters list reflects mailing address for the real estate tax bills as requested by the property owners. Mortgage companies, banks and other financial institutions may be receiveing the notification and not the homeowner as required. Please be sure you are complying with notification requirements.
Gloucester Board of Assessors.

This list of owners of record as shown on the most recent tax list of the City of Gloucester has been prepared for the purposes of notifying abutters as required by the City's Zoning Board of Appeals or City Council and it reflects the abutters to the Parcel known as Map 262 Lot 37 as further shown on the attached map dated 12/29/2016.

ABUTTER	STREET ADDRESS	PARCEL NO.	TAX BILL ADDRESS
262-37 GLOUCESTER COMMONS LLC C/O DSM REALTY	7 GLOUCESTER CROSSING RD	262-37	GLOUCESTER COMMONS LLC C/O DSM REALTY 875 EAST ST TEWKSBURY, MA 01876
262-14 GLOUCESTER CITY OF	4 SCHOOL HOUSE RD	262-14	GLOUCESTER CITY OF 9 DALE AV GLOUCESTER, MA 01930

The Gloucester Board of Assessors certifies that the Abutters Report program written to create a list of the names and addresses of property owners from the applicable tax list has been reviewed. To the best of our knowledge and belief the Abutters Report program generates an accurate list from the most recent tax list of the assessed owner of record and the mailing information of the parties in interest as defined within and required by the law and therefore the within document constitutes a certified abutters list.

Nancy A. Papows, MAA
Gary I. Johnstone, MAA
Bethann B. Godinho, MAA
GLOUCESTER BOARD OF ASSESSORS

City of Gloucester Assessors' Office, City Hall, 9 Dale Avenue, Gloucester, MA 01930

12/29/2016

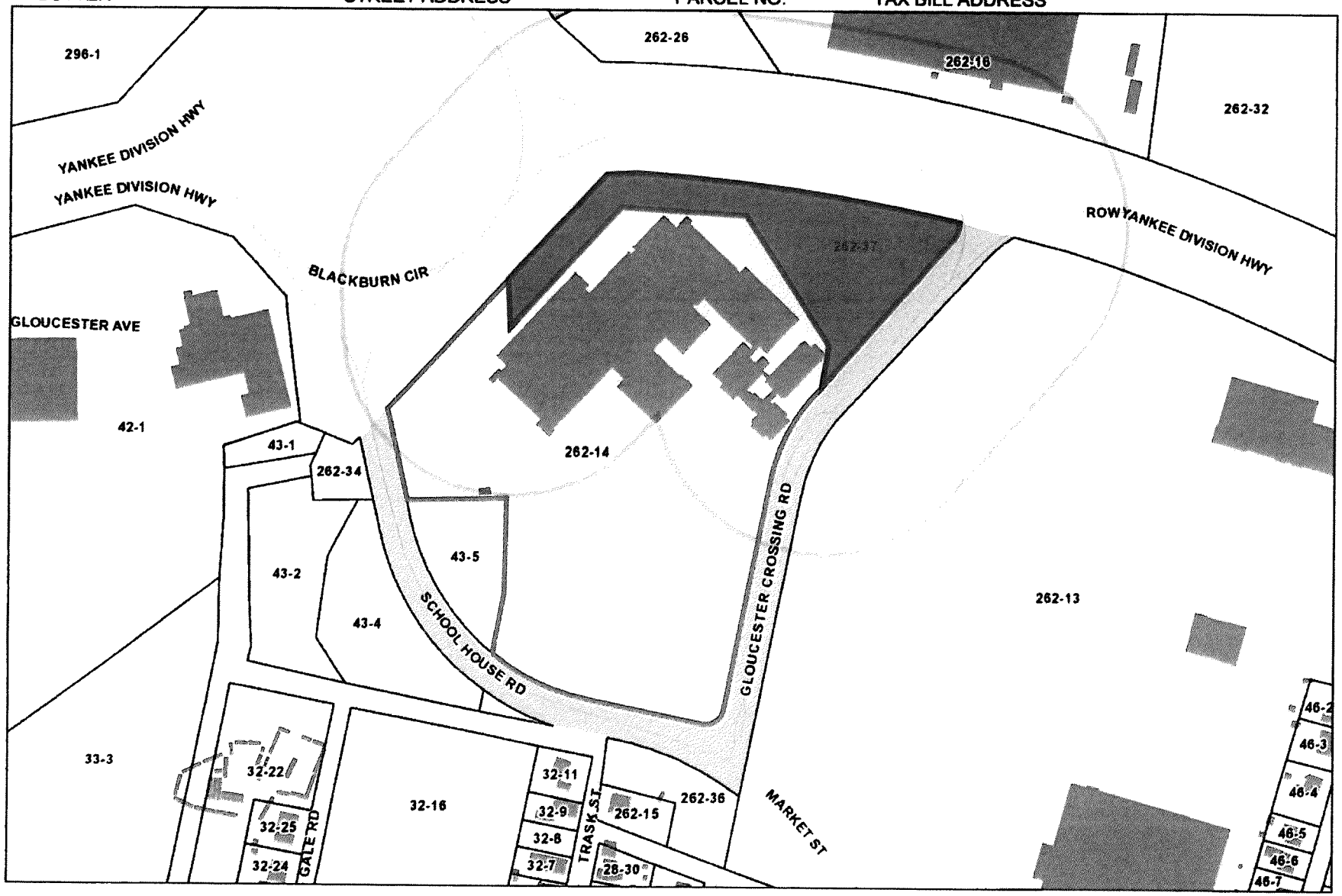
City of Gloucester Abutters Report

Abutters to Parcel: Map-Lot-Unit **262-37**

Please be aware that the abutters list reflects mailing address for the real estate tax bills as requested by the property owners. Mortgage companies, banks and other financial institutions may be receiveing the notification and not the homeowner as required. Please be sure you are complying with notification requirements.
Gloucester Board of Assessors.

This list of owners of record as shown on the most recent tax list of the City of Gloucester has been prepared for the purposes of notifying abutters as required by the City's Zoning Board of Appeals or City Council and it reflects the abutters to the Parcel known as Map 262 Lot 37 as further shown on the attached map dated 12/29/2016.

ABUTTER	STREET ADDRESS	PARCEL NO.	TAX BILL ADDRESS



City of Gloucester Abutters Report

Abutters to Parcel: Map-Lot-Unit **262-14**

Please be aware that the abutters list reflects mailing address for the real estate tax bills as requested by the property owners. Mortgage companies, banks and other financial institutions may be receiveing the notification and not the homeowner as required. Please be sure you are complying with notification requirements.
Gloucester Board of Assessors.

This list of owners of record as shown on the most recent tax list of the City of Gloucester has been prepared for the purposes of notifying abutters as required by the City's Zoning Board of Appeals or City Council and it reflects the abutters to the Parcel known as Map 262 Lot 14 as further shown on the attached map dated 12/29/2016.

ABUTTER	STREET ADDRESS	PARCEL NO.	TAX BILL ADDRESS
262-37 GLOUCESTER COMMONS LLC C/O DSM REALTY	7 GLOUCESTER CROSSING RD	262-37	GLOUCESTER COMMONS LLC C/O DSM REALTY 875 EAST ST TEWKSBURY, MA 01876
43-5 GLOUCESTER COMMONS LLC C/O DSM REALTY	2 SCHOOL HOUSE RD	43-5	GLOUCESTER COMMONS LLC C/O DSM REALTY 875 EAST ST TEWKSBYURY, MA 01876
262-14 GLOUCESTER CITY OF	4 SCHOOL HOUSE RD	262-14	GLOUCESTER CITY OF 9 DALE AV GLOUCESTER, MA 01930

The Gloucester Board of Assessors certifies that the Abutters Report program written to create a list of the names and addresses of property owners from the applicable tax list has been reviewed. To the best of our knowledge and belief the Abutters Report program generates an accurate list from the most recent tax list of the assessed owner of record and the mailing information of the parties in interest as defined within and required by the law and therefore the within document constitutes a certified abutters list.

Nancy A. Papows, MAA
Gary I. Johnstone, MAA
Bethann B. Godinho, MAA
GLOUCESTER BOARD OF ASSESSORS

City of Gloucester Assessors' Office, City Hall, 9 Dale Avenue, Gloucester, MA 01930

12/29/2016

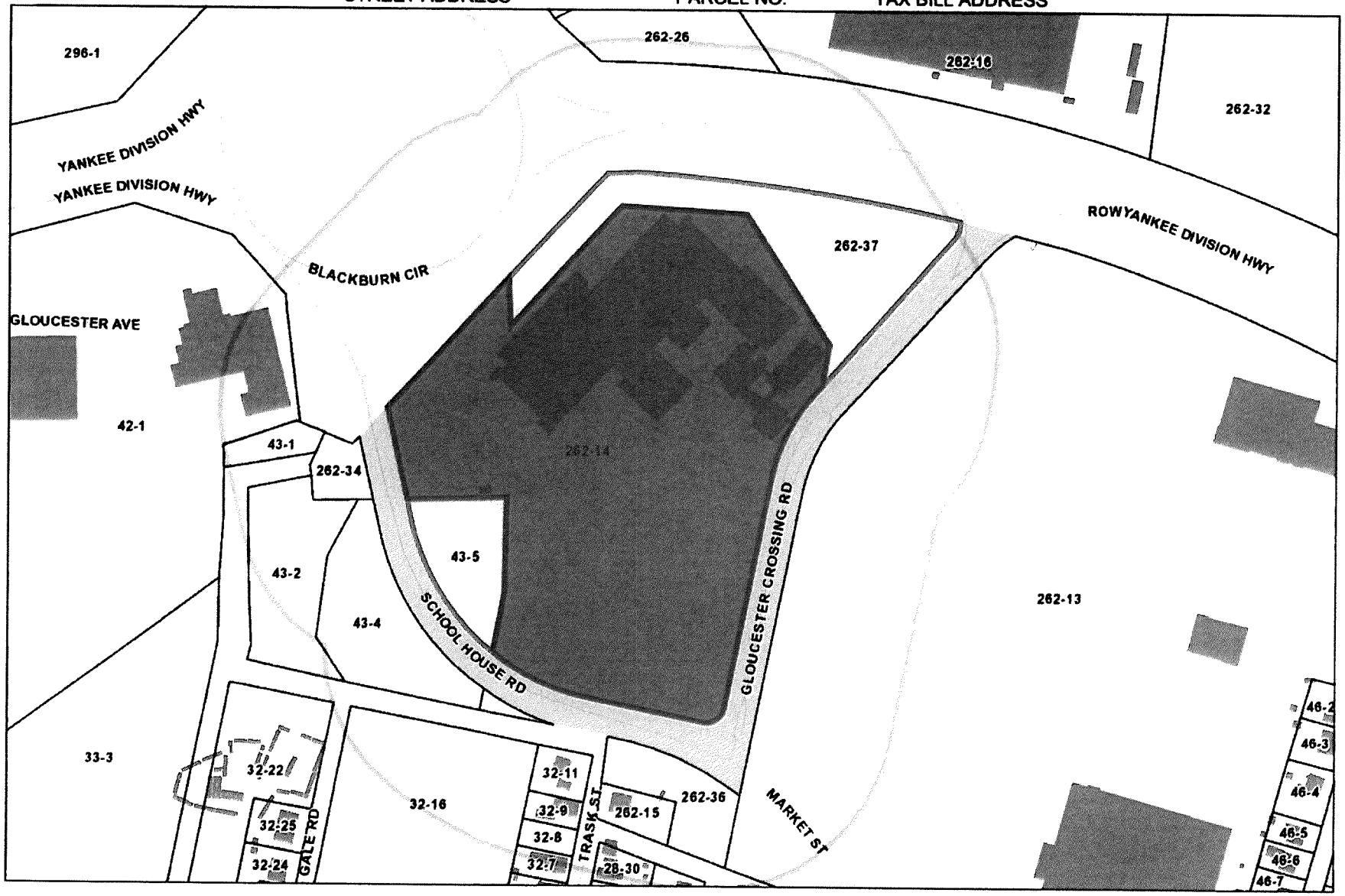
City of Gloucester Abutters Report

Abutters to Parcel: Map-Lot-Unit **262-14**

Please be aware that the abutters list reflects mailing address for the real estate tax bills as requested by the property owners. Mortgage companies, banks and other financial institutions may be receivsing the notification and not the homeowner as required. Please be sure you are complying with notification requirements.
Gloucester Board of Assessors.

This list of owners of record as shown on the most recent tax list of the City of Gloucester has been prepared for the purposes of notifying abutters as required by the City's Zoning Board of Appeals or City Council and it reflects the abutters to the Parcel known as Map 262 Lot 14 as further shown on the attached map dated 12/29/2016.

ABUTTER	STREET ADDRESS	PARCEL NO.	TAX BILL ADDRESS



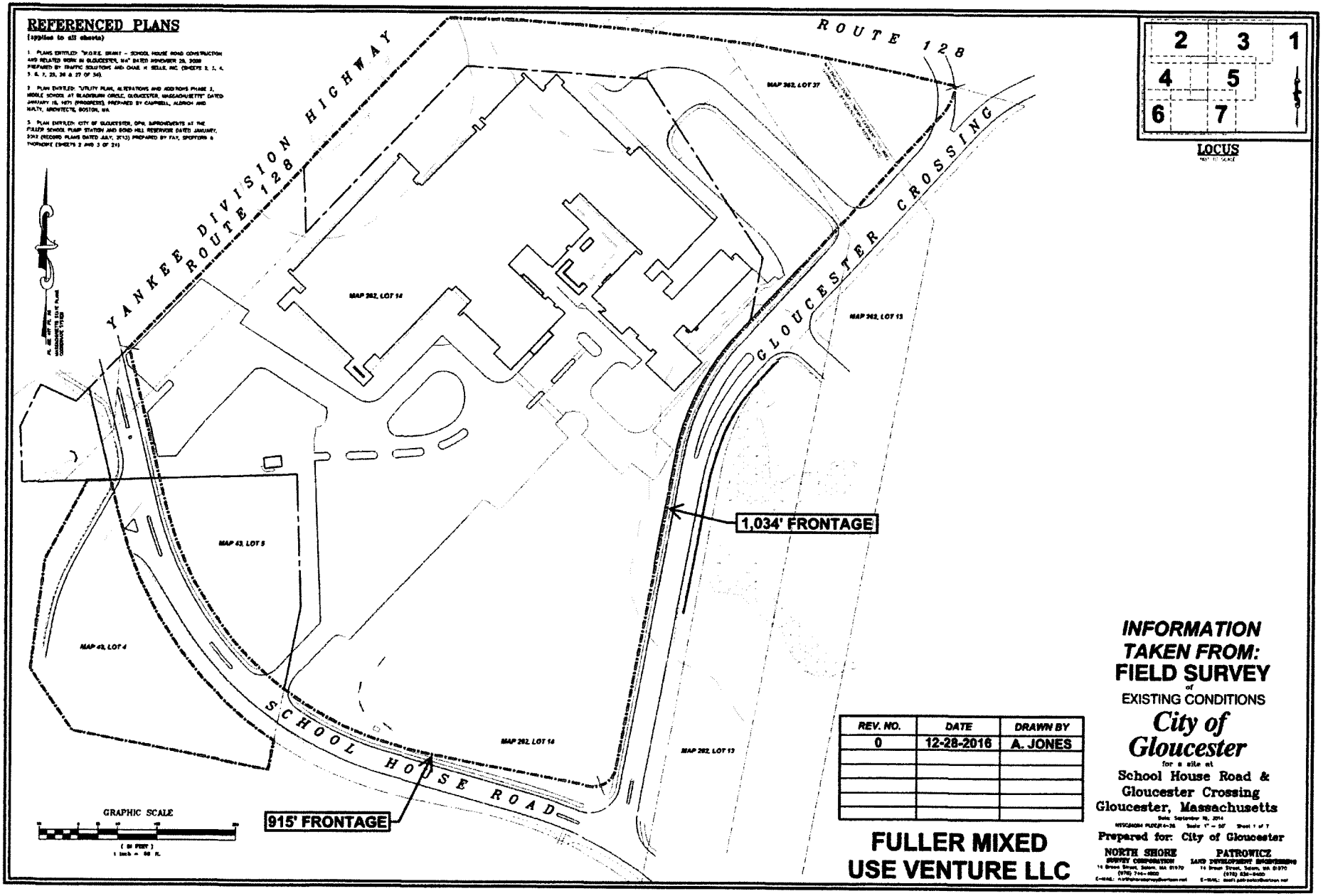
REFERENCED PLANS

(applies to all sheets)

1. PLANS ENTITLED: "M.O.R.E. GRANT – SCHOOL HOUSE ROAD CONSTRUCTION AND RELATED WORK IN GLOUCESTER, MA" DATED NOVEMBER 20, 2008 PREPARED BY: TRAFFIC SOLUTIONS AND CHAS. H. SELLS, INC. (SHEETS 2, 3, 4, 5 & 7, 25, 26 & 27 OF 34).

2. PLAN ENTITLED: "UTILITY PLAN, ALTERATIONS AND ADDITIONS PHASE 2, MIDDLE SCHOOL AT BLACKBURN CIRCLE, GLOUCESTER, MASSACHUSETTS" DATED JANUARY 18, 1971 (PROGRESS), PREPARED BY CAMPBELL, ALBRIGHT AND HALTY, ARCHITECTS, BOSTON, MA.

3. PLAN ENTITLED: CITY OF GLOUCESTER, OPEN IMPROVEMENTS AT THE FULLER SCHOOL PUMP STATION AND BOND HILL RESERVOIR DATED JANUARY, 2012 (RECORD PLANS DATED JULY, 2013) PREPARED BY FAY, SPOFFORD & THORNDIKE (SHEETS 2 AND 3 OF 24)



REV. NO.	DATE	DRAWN BY
0	12-28-2016	A. JONES

FULLER MIXED USE VENTURE LLC

INFORMATION TAKEN FROM:

FIELD SURVEY

of

EXISTING CONDITIONS

City of Gloucester

for a site at

School House Road & Gloucester Crossing

Gloucester, Massachusetts

Date: September 16, 2014

HYDROGRAPH PLANS 8-26 Scale: 1" = 50' Sheet 1 of 7

Prepared for: City of Gloucester

NORTH SHORE SURVEY CORPORATION
14 Brown Street, Salem, MA 01970
(978) 744-6800
E-MAIL: nsc@northshoresurvey@verizon.net

PATROWICZ LAND DEVELOPMENT ENGINEERING
14 Brown Street, Salem, MA 01970
(978) 636-6400
E-MAIL: scott.pld-salem@verizon.net

5.29 MIXED USE OVERLAY DISTRICT

5.29.1 Purpose

It is the purpose of the Mixed Use Overlay District (MUOD) to encourage the use of property within its boundaries for mixed use development, including profit, non-profit and municipal uses. More specifically, the MUOD is designed to promote retail, commercial, business, residential, recreational and/or community service uses benefiting the residents of the City of Gloucester ("MUOD Purposes"). Among the objectives of the MUOD are:

(a) To facilitate development in the MUOD that will create a cohesive sense of place consistent with the MUOD Purposes, create connections among uses, and that accommodates pedestrian traffic yet remains sensitive to vehicular traffic needs by providing efficient parking, including shared parking, on and off site, when appropriate and for the purpose of reducing impervious surfaces;

(b) To encourage the appropriate use of land by balancing a variety of uses that are compatible with the predominate surrounding uses and areas in terms of scale, activities, appearance and site design, with sensitivity to other uses in the area;

(c) To create a compact and efficient design where working, shopping, living, and recreating can co-exist to ensure long term self-sufficiency and financial return to the City;

(d) Shared parking is encouraged; and

(e) To stimulate the general economy of the City by creating jobs and generating real estate and other tax revenue.

5.29.2 Overlay District

5.29.2.1 Definitions

For the purposes of the MUOD the definitions set forth in this ordinance shall apply except as follows:

Lot Area: The horizontal area of a lot, exclusive of any area in a street or way open to public use. In calculating lot area for multi-family residential dwellings, not more than ten percent (10%) of the area required by Section 3.2 shall be a brook, stream, river, pond, water-filled quarry, lake, estuary, bank, fresh water wetland, coastal wetland, beach, dune, flat, marsh, wet meadow or swamp, or any land subject to tidal action, coastal storm flowage, flooding or inundation, as defined at Section 12-11 of the City of Gloucester Code of Ordinances. In calculating lot area for all other residential and non-

residential buildings, and only in the case of the laying out of new lots, not more than twenty-five percent (25%) of the lot area required by Section 3.2 shall be a brook, stream, river, pond, water-filled quarry, lake, estuary, bank, fresh water wetland, coastal wetland, beach, dune, flat, marsh, wet meadow or swamp, or any land subject to tidal action, coastal storm flowage, flooding or inundation, as defined at Section 12-11 of the City of Gloucester Code of Ordinances. Notwithstanding the provisions of this section, any area denoted as FEMA "Special Flood Hazard Zone" or "Flood Zone X" shall be included in the lot area calculation without limitation.

5.29.2.2 Map

The MUOD is an overlay district which encompasses land shown on Gloucester Assessors' Map 262, Lot 14; Map 262, Lot 37; Map 43, Lot 4; and Map 43, Lot 5. The land in the MUOD is shown on the map entitled "Exhibit to Accompany an Amendment to the Gloucester Zoning Ordinance Mixed Use Overlay District" dated December 28, 2016 incorporated herein by reference and hereby made a part of the City's official zoning map. A copy of said map is on file with the City Clerk's Office and the Community Development Department.

5.29.2.3 Establishment

The MUOD is an overlay district superimposed on the underlying zoning district and the land affected thereby. The underlying zoning and all permitted uses existing on this date, whether by permit or as of right, shall remain in full force and effect, except as otherwise stated herein. To the extent that any provision in this Section 5.29 is in contradiction or conflicts with any other provision of this ordinance, the provisions of this Section 5.29 shall control. Nothing in the MUOD shall restrict the rights of any owner who elects to utilize the existing underlying zoning district regulations to develop and redevelop land.

5.29.2.4 Applicability

The City Council shall be the special permit granting authority for special permits granted pursuant to this Section 5.29, and such special permits shall satisfy the criteria set forth in this Section 5.29.

Notwithstanding anything to the contrary contained in this ordinance, in any instance where the City Council has jurisdiction to issue a special permit pursuant to this Section 5.29, it shall also be the sole special permit granting authority for all other special permits required by this ordinance for such use and/or development, including site plan approval under Section 5.8 of this ordinance. Within fourteen (14) days of receipt of an application for a special permit under this MUOD, the City Council shall refer the application to the Planning Board for review and recommendation, which recommendation shall be made no later than forty-five (45) days after the City Council's referral.

The Planning Board shall not be required to hold a public hearing on the Application.

5.29.2.5 Standard to be Applied

Except as otherwise set forth herein, Special Permits under this Section 5.29 shall be granted under the standards of Section 1.8.3 (Special Permits); Section 3.1.6 (Height); Section 4.1 (Off-Street Parking); Section 4.3 (Signs); Section 5.7.5 (Major Projects); and Section 5.17 (Drive-through facilities).

5.29.2.6 Design Standards

In its grant of a Special Permit under this Section 5.29, the City Council shall consider the following in its decision making:

1. Overall layout and design that creates a cohesive sense of place consistent with the MUOD Purposes, connections among site uses, and that accommodates pedestrian traffic in a manner that is consistent with the proposed project.

2. Provision of efficient parking, including shared parking, on and off site, when appropriate and to reduce the number of impervious surfaces.

3. Compact and efficient site design with clearly articulated and marked building entrances, as well as public spaces within the site that promote the connection of uses within the site.

4. Design of landscaping elements that present a pleasant, well-designed appearance during all seasons, such as plantings of different types and sizes to create an attractive landscaping consistent with native New England character.

5. Use of landscape design to minimize the appearance of electrical transformers, site mechanical equipment and loading/service areas.

6. Use of underground utility feeds whenever economically feasible.

7. Employment of high quality and durable building materials consistent with comparable buildings of the similar type and use.

5.29.3 Uses

5.29.3.1 <u>Uses Allowed by Right</u>

Uses allowed by right in the underlying zoning districts shall be allowed by right in any portion of the MUOD except for the following uses that shall be prohibited:

New or conversion to one-family or two-family dwelling with or without changes to the exterior dimensions of the building.
Open Space Residential Development (See Section 5.15)
Golf Course, standard or par-three

5.29.3.2 Uses Allowed by Special Permit in Underlying Zoning District

All uses allowed by special permit in the underlying zoning districts shall be permitted in the MUOD subject to the issuance of a special permit issued by the City Council in accordance with the provisions of this Section 5.29 or by utilizing the existing underlying zoning districts' regulations to develop and redevelop land, except that the following uses are prohibited:

Conversion to or new multi-family or apartment dwelling with less than twenty-five dwelling units
Conversion to or new mixed-use building with less than twenty-five dwelling units
Cluster Development
Boarding house, rooming house, lodging house or hostel, licensed by the Licensing Board
Mobile home park
Campground
Village Development Project (See Section 5.16)
Cemetery
Riding school, stable
Land based wind energy conversion facilities and temporary monitoring facilities related thereto
Airport, Heliport
Outdoor Golf Driving Range, Drive-in Theater, Amusement Park, race track or other similar commercial outdoor recreation
Junk Yard

5.29.3.3 Additional Uses

In addition to the uses permitted under Section 5.29.3.1 and 5.29.3.2, the following uses shall be permitted in the MUOD subject to the issuance of a special permit issued by the City Council in accordance with the provisions of this Section 5.29:

Golf driving range – indoor only
New or conversion to office building
Bank, automatic teller machines
Restaurant w/ or w/o outdoor seating and w/or w/o takeout
Feed or building materials establishment
Laundry, laundromat or dry cleaning establishment
Shopping Center
Automatic amusement devices
Drive-through facility

Philanthropic institution or other non-profit organization, such as a YMCA or other similar organization.
Retail, consumer service or other non-industrial business use, other than those listed in Section 2.3.4, Use Nos. 1-24
Personal Wireless Service Facility

5.29.3.4 Prohibited Uses

Any use not specifically allowed by right or by special permit within the MUOD as provided in Section 5.29.3.1, 5.29.3.2, 5.29.3.3 or in the underlying zoning districts is prohibited, and any such prohibited use can only be authorized by a use variance issued by the City Council.

5.29.4 Dimensional Requirements

5.29.4.1 Dimensional Table

All buildings and structures permitted pursuant to the MUOD shall conform to the following dimensional requirements, which requirements shall be deemed to be a part of Section 3.2.6 under an MUOD designation:

ALL USES ALLOWED IN MUOD DISTRICT[i]	
Minimum lot area (sf)	40,000 SF[j]
Minimum Lot width (ft)	50 Feet
Minimum frontage (ft)	80 Feet[k]
Minimum front yard (ft)	20 Feet
Minimum side yards (ft. each)	7.5 Feet
Minimum rear yard (ft)	7.5 Feet
Maximum building height	45 Feet[l]
Distance between principal buildings	15 Feet
MULTI-FAMILY	
Minimum lot area per dwelling unit (sf)	1,000 SF
Minimum open space per dwelling unit (sf)	0 SF
Maximum building height	55 Feet[l]
SHOPPING CENTERS	
Minimum open space per 1,000 sf of gross floor area (sf)	0 SF
PHILANTHROPIC INSTITUTION OR OTHER NON-PROFIT ORGANIZATION, SUCH AS A YMCA OR OTHER SIMILAR ORGANIZATION	
Minimum open space per 1,000 sf of gross floor area (sf)	0 SF

DRIVE-THROUGH	
Min. Lot Area (sf)	15,000 SF
Min. Frontage (ft)	80 Feet
Min. Front Yard (ft)	20 Feet
Min. Side Yard (ft)	7.5 Feet
Min. Rear Yard (ft)	7.5 Feet

(i) In the MUOD District, notwithstanding any other provision of the Ordinance, more than one principal building may be constructed on one lot as of right. All other dimensional requirements of the MUOD shall be complied with.

(j) In the MUOD District, Lot Area shall be defined as the horizontal area of a lot, exclusive of any public way, but inclusive of parking and other travel lanes.

(k) In the MUOD District, Lot Frontage shall be defined to include the width of any parking or other travel lanes that divides the Lot.

(l) In the MUOD District, Building Height shall be defined as follows: The vertical height from the finished grade at the center of the front of the building to the highest point of the roof surface, if a flat roof; to the deck line for mansard roofs; and to the mean height between eaves and ridges for gables, hip, and gambrel roofs. Not included in the determination of height (a) mechanicals, (b) other non-habitable rooftop structures or (c) non-habitable towers or other architectural features which do not exceed the ridge height of a building or structure by more than 20 feet.

5.29.5 Height Requirements

Notwithstanding the provisions of Section 3.1.6 (Height) of this ordinance, building heights in excess of the limits set forth in Section 5.29.4 of the MUOD may be authorized pursuant to the following special permit procedure; provided, however, that in no case shall such increase in allowable height be greater than allowed by the State Building Code and other state and municipal regulations.

Building heights in excess of the requirements set forth in Section 5.29.4 of the MUOD may be authorized by special permit issued by the City Council. Said permit shall contain such conditions as the City Council deems necessary, and shall only issue upon a written determination by the City Council that such increase in allowable height is consistent with neighborhood character and will not be substantially detrimental to the neighborhood because of obstruction of views, overshadowing of other properties, impairment of utilities or other adverse impacts.

5.29.6 Off-Street Parking and Loading Requirements

5.29.6.1 Off-Street Parking Requirements

The parking requirements within the MUOD shall be as set forth in section 4.1 of this ordinance except as follows:

(a) Residential: minimum of 1.50 spaces for each dwelling unit;

(b) All other uses allowed as of right or by special permit in the MUOD under this section 5.29: Minimum of 1.00 space for each 325 SF of floor area exclusive of basement.

The parking requirements in the MUOD may be met through shared parking on or off-site. No additional parking shall be required for any use determined by the City Council to be accessory to a use allowed in the MUOD.

If a proposed use within the MUOD does not conform with any parking provision in this ordinance, the City Council may authorize such nonconformance by the grant of a special permit under the standard set forth in Section 4.1.2. Without limiting the generality of the foregoing, the City Council may grant a special permit to authorize valet and/or tandem parking, on and off-site, regardless of the distance of the off-site parcel from the principal use and to modify the design and layout standards of Section 4.1.4.

5.29.6.2 Off-Street Loading Requirements

Notwithstanding the provisions of Section 4.2 of the Ordinance, in the MUOD for any retail or commercial building with gross floor area of more than 5,000 SF but not more than 40,000 SF one (1) loading bay will be required and may be used to service all uses within that building regardless of the number of uses and/or tenants. The loading bay may be located within the building or outside and adjoining any opening in the building. Notwithstanding the provisions of Section 4.2 of the Ordinance, in the MUOD no loading bay shall be required for any building utilized for residential or YMCA type uses.

5.29.7 Signs

Section 4.3 of this ordinance shall govern signage in the MUOD.

5.29.8 Drive-through Facilities

Notwithstanding the provisions of Section 5.17 of this ordinance, the dimensional requirements for a drive-through in the MUOD shall be as set forth in the Dimensional Table above in Section 5.29.4.1.

5.29.9 Submissions

5.29.9.1 Contents

Any application for a special permit under the MUOD shall include a plan or plans with the information required by Section 1.5.3(c) and 1.5.3(d) of this ordinance, being the submittal requirements for "CCS" special permits and for a Major Project (See Section 5.7.1). In addition, any other special permits required pursuant to this ordinance, for which the City Council is designated under this Section 5.29 as the special permit granting authority, shall include the information required in this ordinance, unless otherwise exempted under this Section 5.29. Review of an application for a special permit shall comply with the procedural requirements of Section 1.5 of this ordinance as applicable to City Council special permits, including the requirements of notice and a public hearing and deadline for the same and for the issuance of decision thereon.

5.29.10 Relief by Special Permit

Except as provided in Section 5.29.3.4, in any instance where a use, including any uses determined by the City Council to be accessory uses, does not comply with any provisions of this Section 5.29, including the dimensional provisions of Section 5.29.4, or with respect to any provision of this ordinance other than those contained in Section II of the Ordinance, regulating use, the City Council is authorized to issue zoning relief for such non-compliance by the issuance of a special permit. In granting a request for a special permit, the City Council may condition its grant on the provision of certain open space, or traffic or pedestrian improvements or other amenities.

SCP2017-005

SEASIDE LEGAL
SOLUTIONS

P.O. BOX 1172, GLOUCESTER, MA 01931
P. 978-627-4500 / F. 978-290-5800
CONTACT@SEASIDELEGAL.COM
WWW.SEASIDELEGAL.COM

March 31, 2017

CITY CLERK
GLOUCESTER, MA
2017 APR -5 PM 3: 27

City of Gloucester City Council
c/o Joanne Senos, Clerk
Nine Dale Avenue
Gloucester, MA 01930

RE: AMENDMENT TO CCS / MAJOR PROJECT PERMIT – 38 GREAT REPUBLIC DRIVE
MEDICAL MARIJUANA TREATMENT CENTER AND CULTIVATION FACILITY

Dear Councilors:

This office continues to represent Happy Valley Ventures MA, Inc. ("HVV"). I have enclosed an application for an amendment to the special permit recently granted by you, which allows my clients to construct and operate a medical marijuana treatment center and cultivation facility pursuant to the City of Gloucester Zoning Ordinance ("GZO") sections 1.5.3(c), 1.8.3, 5.7, and 5.27. This letter is being provided to further elaborate on the proposal beyond the space provided for in the official application form.

As you all likely remember, the City Council voted unanimously to grant the necessary permits for HVV at your December 13, 2016, meeting. My client was pleased to see that the City Council was enthusiastic about the prospect of HVV becoming a corporate citizen of Gloucester and bringing jobs, tax revenue, and, most importantly, a much-needed medical service for Gloucester's citizens.

Coincidentally, shortly after the City Council voted on HVV's application, HVV received news of unexpected site conditions relating to their proposed main cultivation facility in Fitchburg, drastically altering the viability of that site. Recalling the warm reception HVV received at the December 13, 2016, City Council meeting, HVV decided to explore the option of doubling-down on its investment in Gloucester and began re-designing the site plans for 38 Great Republic Drive to include a much larger processing facility than had been originally proposed.

Whereas the original design was for two separate buildings, which would come online in different phases, the revised design is for a single dual-purpose building that will be constructed as a whole and come online immediately. Moreover, whereas the original production facility was a single-story building with approximately 9,000 SF of gross floor area, the revised design provides for nearly 44,000 SF of gross production floor area across two stories. The dispensary, while slightly redesigned as to floor plan and layout, retains its best-in-class security features and patient amenities. The patient experience will remain as was discussed in connection with the original application.

As a result of this increase in production floor space, the number of projected jobs has increased significantly as well. The original design resulted in an estimated 30 jobs on opening day and upwards of 50 permanent jobs once the second phase came online. Currently, the revised design is projected to bring 70 permanent jobs on day one, with the potential for expansion beyond that based on market demand.

The single dual-purpose building design also achieves several goals that were not able to be addressed with the original design. First, it addresses the stated preference of the Gloucester Police Department that the production facility and dispensary be connected so that product could be transferred internally, rather than brought across a parking lot. It also addresses the concerns of the Gloucester Fire Department in that even the largest apparatus in the fleet will be able to drive in a continuous loop through the site. Additionally, the new design provides for more snow storage space on the site than had been previously proposed. Moreover, this design provides for a larger number of parking spaces to be designated than was possible with separate buildings; although the proposed 82 spaces of parking exceed the requirements in the GZO, HVV feels it is necessary to provide such parking capacity to ensure all patrons and employees are able to park on-site with ease.

This necessity for parking spaces beyond what is called for the in the GZO is not only a reason to go with a single dual-purpose building but also drives the "rear-facing" nature of the building itself. Patients will still enter the site through a single entrance off of Great Republic Drive but will park alongside and enter through the northeast-facing side of the building, rather than the southwest-facing side of the dispensary as was the case with the original design. Employees will also drive in via the same entrance but, almost immediately, take a left and use dedicated "employee only" parking aisles and spaces.

In addition to distinct parking aisles and spaces, employees will enter the building via a separate entrance. This separation of employees from patients is to ensure that the patients coming to the facility are guaranteed easy parking, easy entrance, and an experience focused on their treatment and removed from the production taking place elsewhere on site.

As with the original application, of the several sections of the GZO directly applicable to this application, section 1.5.3(c) simply outlines the necessary submission material, while sections 1.8.3, 5.7, and 5.27 set out specific standards HVV must meet in order to be worthy of the requested permit. Section 1.8.3 requires that the proposal will "be in harmony with the general purpose and intent" of the GZO and will not "adversely affect the neighborhood, the zoning district, or the City to such an extent as to outweigh the beneficial effects" of the proposed RMD. In making such a determination, the GZO sets out six criteria the Council must consider, which are also enumerated in the enclosed application.

HVV believes that, in addition the reasons addressed by the review of the six criteria, its proposal is in harmony with the general purpose of the GZO in that the project still complies with all setback and height requirements for construction of the buildings and all parking requirements for the proposed use of the site. Furthermore, by providing a medical treatment center currently lacking in the City of Gloucester, HVV's proposal meets the core principle of the GZO, which is to "promote and enhance the health, safety, convenience, quality of life, and welfare of the City of Gloucester."

Section 5.7 (Major Project) requires the proposed RMD to have access from an arterial or collector street; collector streets are defined in the City of Gloucester Subdivision Rules and Regulations as a street that "handles traffic equivalent to that generated by 50 homes or more or which serves non-residential abutting property" and are 60 feet in width. Great Republic Drive meets most if not all of the standards for a collector street. As such, HVV's proposed RMD meets the Major Project access standard. Additionally, Section 5.7 requires that parking areas be "screened from public ways by building location, grading, or screening; [that] lighting of parking areas avoids glare on adjoining properties; [that] egress does not require backing out onto any public way; [and that] major topographic changes or removal of existing trees are avoided." HVV's proposed site plan has been designed to site the RMD on the existing

filled uplands, locate the majority of parking behind vegetation and/or buildings, and otherwise comply with the requirements of Section 5.7.

Lastly, Section 5.27 contains requirements specific to RMDs. These requirements include locating RMDs sufficient distances from schools and other areas where children congregate, other RMDs, churches, residential zoning districts, etc. as well as regulations pertaining to signage and criminal background checks. HVV's proposal meets all of the requirements of Section 5.27.

In sum, this proposed amendment takes away none of the benefits to the community that would come with the facility as currently permitted. Instead, it proposes to bring even more of a good thing to the City of Gloucester via increased tax revenue and available jobs for the City and citizens of Gloucester.

On behalf of HVV, I thank you for taking the time to read through this letter and for the upcoming work to be done between now and when you take your final vote on the enclosed application.

Sincerely,

Joel Favazza

cc: Happy Valley Ventures

SCP2017-005

CITY OF GLOUCESTER
GLOUCESTER, MASSACHUSETTS 01930

CITY CLERK
GLOUCESTER, MA

2017 APR -5 PM 3:22

CITY OF GLOUCESTER
Special Council Permit – Application

June 09, 2017
(Public hearing to be held no later than above date)

In conformance with the requirements of the Zoning Ordinance of the City of Gloucester, the undersigned hereby applies for a Special Council Permit (CC or CCS) in accordance with Section 1.8.3 of the Ordinance and other Sections as listed below:

Type of Permit (Give specific section of Zoning Ordinance)
Amendment to use permit for MMTC & MMCF pursuant to GZO §§ 1.5.3(c), 5.7, and 5.27

Applicant's Name: Happy Valley Ventures MA, Inc.

Owner's
Name: Great Republic, LLC
(if different from applicant)

Location: 38 Great Republic Drive Map # 263 Lot # 64
(Street Address)

Zoning Classification: BP (Business Park)

- Attached is a list of owners (with complete addresses) of land directly opposite on any public or private street or way, direct abutters, and abutters to the abutters of land within three hundred (300) feet of the property line, as they appear on the most recent City of Gloucester Assessor's Maps and Tax list.
- Attached is a listing of criteria set forth in Section 1.8.3 of the Zoning Ordinance, including any supportive material or comments the applicant may wish to include (i.e. ZBA decisions, Order of Conditions, etc.) if necessary.
- Attached are the necessary plans as set forth in Section 1.5.3, of the Zoning Ordinance, which at a minimum consist of an accurate plot plan (to scale) showing existing and/or proposed building or structures.

City of Gloucester - Action
Fee: 350.00
City Clerk (received): 4-5-17
City Council (received):
Public Hearing (ordered)
Public Hearing (opened):
Public Hearing (closed):
Final Decision:
Disposition
(Approved, Denied, Approved w/conditions)

APPLICANT:
Name (Signature)
Joel Favazza
PO Box 1172, Gloucester, MA 01931
Address
978-627-4500
Telephone

Certified for completeness:
Building Inspector: Date: 4/5/17
Planning Director: BML Date: 4/5/17

Section 1.8.3 (Use additional sheets, if necessary)

1. Social, Economic, or community need served by the proposal:

The proposed amendment will allow the project to provide even more jobs (both temporary and permanent) than originally proposed while still providing patients with the high quality treatment proposed in the original design.

2. Traffic flow and safety:

The project complies with all parking requirements and is located on a road designed to modern specifications.

3. Adequacy of utilities and other public services:

The project is located in the Blackburn Industrial Park, which has more than adequate access and utilities for the project.

4. Neighborhood character and social structure:

The neighborhood is a business park specifically designed as the sole area in town in which this facility may be sited.

5. Qualities of the natural environment:

The project will be constructed primarily on existing fill but will need Conservation Commission approval to proceed.

6. Potential fiscal impact:

The project will increase the taxable value of the locus and pay additional funds to the City pursuant to the CBA.

The applicant is advised that City staff is available to assist the applicant in preparing the Application, including the Inspector of Buildings and City Planner

---

Application for Special Permit

The undersigned applicant hereby applies for a special permit under M.G.L., Ch. 40A, § 9 as follows.

1. Applicant (includes equitable owner or purchaser on a purchase and sales agreement):

Name: Happy Valley Ventures MA, Inc.

Address: c/o Seaside Legal Solutions, P.C., PO Box 1172, Gloucester, MA 01931

Tel.# Days 978-627-4500 Evenings_____

X Check here if you are the purchaser on a purchase and sales agreement.

2. Owner, if other than applicant:

Name: 38 Great Republic, LLC

Address: c/o Seaside Legal Solutions, P.C., PO Box 1172, Gloucester, MA 01931

Tel.# Days 978-627-4500 Evenings_____

3. Property:

Street address: 38 Great Republic Drive

Assessor's Map: 263 Lot: 64

Registry of Deeds where deed, plan, or both records:

Southern Essex District

Deed recording: Book 23143 Page 157

Plan recording: Plan # B323 P23

Property is located in the BP (Business Park) zoning district.

4. Nature of relief requested:

Special permit pursuant to Article/Section 1.5.3(c), 5.7, and 5.27 of the Zoning Ordinance/By-Law which authorizes the City Council to permit a medical marijuana treatment center and cultivation facility.

Detailed explanation of request:

Please see cover letter attached hereto.

5. Evidence to support grant of special permit:

Because of reasons set forth below, the special permit requested will be in harmony with the intent and purpose of the Zoning Ordinance/By-Law:

Please see cover letter attached hereto.

Because of reasons set forth below, the special permit requested will meet the additional requirements of the Zoning Ordinance/By-Law as follows:

Please see cover letter attached hereto.

If someone other than owner or equitable owner (purchaser on a purchase and sales agreement) is the Applicant or will represent the Applicant, owner or equitable owner, must designate such representative below.

Name of Representative: Seaside Legal Solutions, P.C.

Address of Representative: PO Box 1172, Gloucester, MA 01931

Tel. # Days 978-627-4500 Evenings

Relationship of representative to owner or equitable owner:

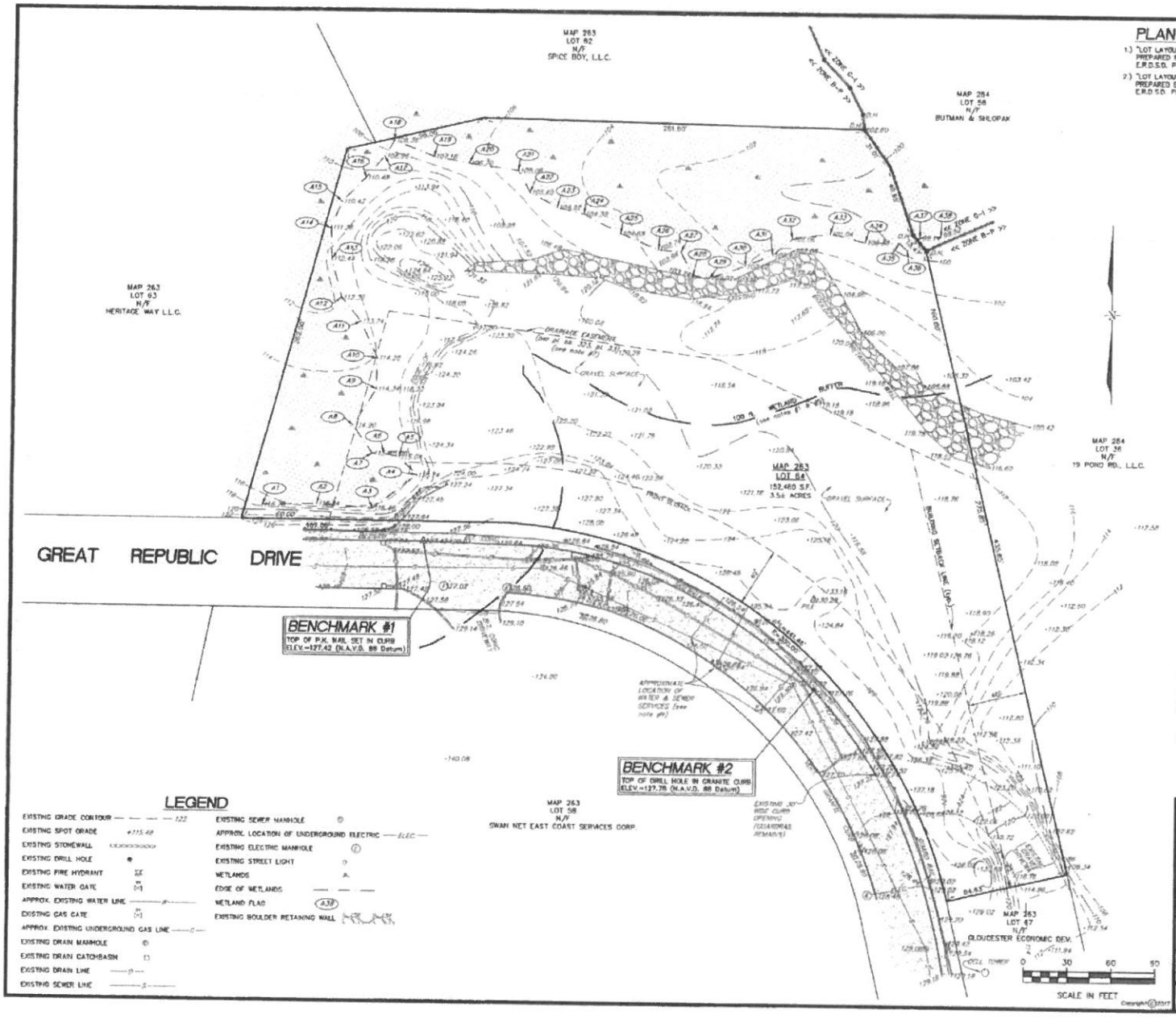
Attorney

I hereby authorize Seaside Legal Solutions, P.C. to represent my interests before the Special Permit Granting Authority with respect to this Special Permit Application.

(Signed by owner/equitable owner) atty

I hereby certify under the pains and penalties of perjury that the information contained in this Application is true and complete.

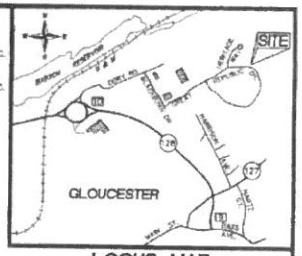
atty Signature of Applicant	3/31/17 Date	
Paul M. Batman, Mgr. Signature of Owner, if other than Applicant by SLS w/authority	3/31/17 Date	
atty Signature of Equitable Owner who is filing application to satisfy condition of Purchase and Sales agreement	3/31/17 Date	



PLAN REFERENCES

1.) "LOT LAYOUT PLAN, 5-3", DATED 2/10/97, PREPARED BY HANCOCK SURVEY ASSOC., INC. E.R.D.S.D. PLAN BK. 323, PL. 23.

2.) "LOT LAYOUT PLAN, 5-4", DATED 2/10/97, PREPARED BY HANCOCK SURVEY ASSOC., INC. E.R.D.S.D. PLAN BK. 323, PL. 33.



LOCUS MAP

NOT TO SCALE

RECORD OWNER

GREAT REPUBLIC LLC.
5 HERITAGE WAY
GLOUCESTER, MA 01930

ZONING

SITE IS LOCATED WITHIN THE BP ZONING DISTRICT
BUILDING SETBACKS:
FRONT YARD: 40 FT.
SIDE YARD: 25 FT.
REAR YARD: 40 FT.
MAX. BUILDING HEIGHT: 40 FT.
MAX. ALLOWABLE LOT COVERAGE: 50%

NOTES

1.) WETLANDS FLAGGED BY WETLANDS & LAND MANAGEMENT, INC., AND SURVEY LOCATED GATEWAY CONSULTANTS, INC.
2.) PROPERTY LINE INFORMATION TAKEN FROM PLAN REFERENCES.
3.) ELEVATIONS SHOWN ARE BASED ON A GROUND SURVEY (N.A.V.D. 1988 DATUM).
4.) LOCATION AND SIZE OF SHOWN UTILITIES IS APPROXIMATE ONLY. CONTRACTOR TO VERIFY UTILITY CONNECTIONS WITH RESPECTIVE UTILITY COMPANIES PRIOR TO CONSTRUCTION. DIGSAFE SHALL BE NOTIFIED AT LEAST 72 HOURS PRIOR TO ANY EXCAVATION (1-888-344-7233).
5.) ALL CONSTRUCTION ACTIVITY WITHIN 100 FEET OF A WETLAND OR RESOURCE AREA REQUIRES FILING IN ACCORDANCE WITH THE WETLAND PROTECTION ACT M.G.L. 131 SECTION 40.

LEGEND

- EXISTING GRADE CONTOUR — 122
- EXISTING SPOT GRADE +115.49
- EXISTING STONEWALL
- EXISTING DRILL HOLE
- EXISTING FIRE HYDRANT
- EXISTING WATER GATE
- APPROX. EXISTING WATER LINE
- EXISTING GAS GATE
- APPROX. EXISTING UNDERGROUND GAS LINE
- EXISTING DRAIN MANHOLE
- EXISTING DRAIN CATCHBASIN
- EXISTING DRAIN LINE
- EXISTING SEWER LINE
- EXISTING SEWER MANHOLE
- APPROX. LOCATION OF UNDERGROUND ELECTRIC — ELEC —
- EXISTING ELECTRIC MANHOLE
- EXISTING STREET LIGHT
- WETLANDS
- EDGE OF WETLANDS
- WETLAND FLAG A37
- EXISTING BOULDER RETAINING WALL

REVISIONS TO PLAN

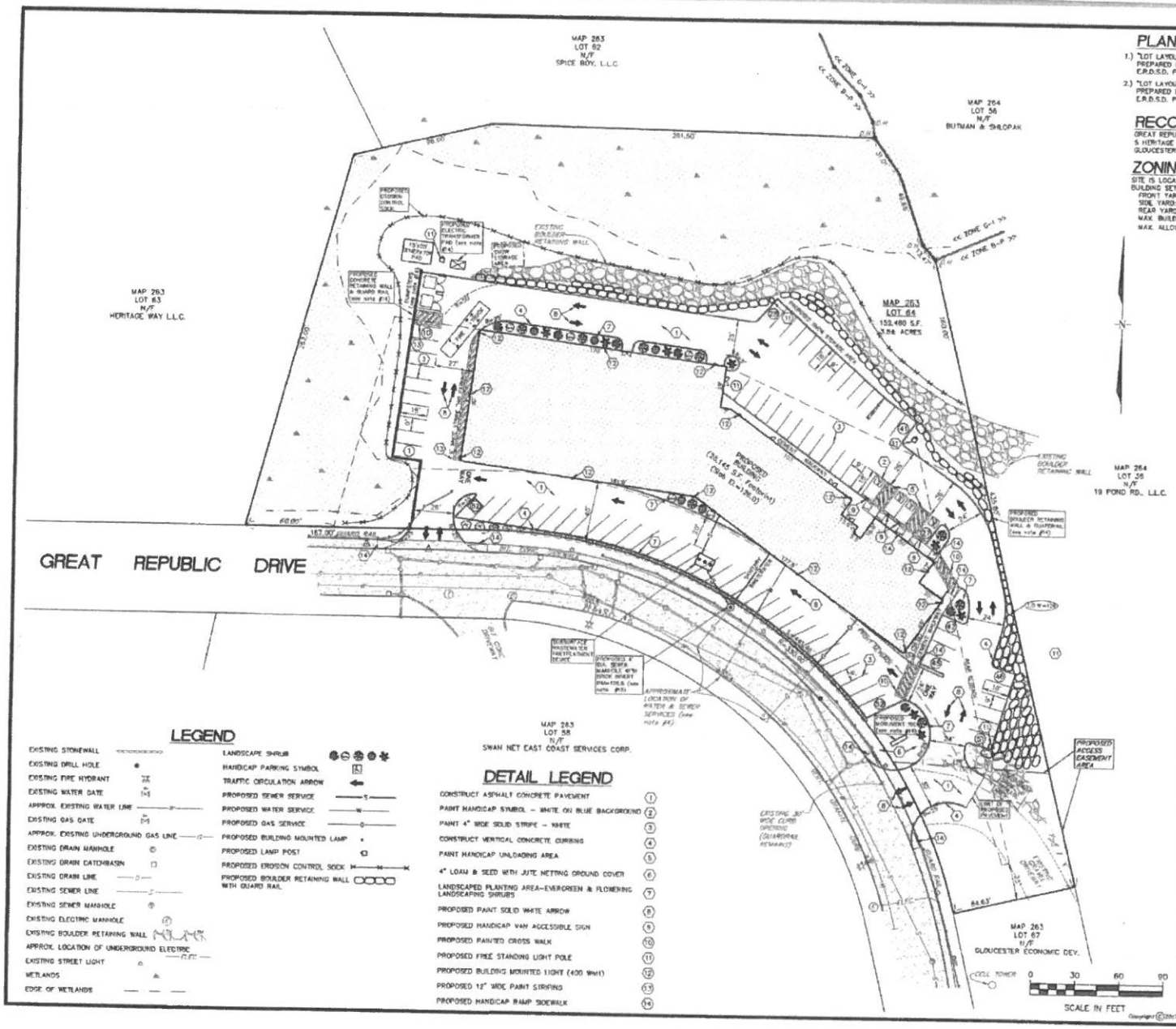
DESCRIPTION	DATE

EXISTING CONDITIONS PLAN

ASSESSOR'S MAP 263, PARCEL 64
38 GREAT REPUBLIC DRIVE
GLOUCESTER, MA
PREPARED FOR
HW GLOUCESTER L.L.C.

GATEWAY CONSULTANTS, INC.
CIVIL ENGINEERING & PROJECT MANAGEMENT
P.O. BOX 5065
GLOUCESTER, MA 01930
OFFICE: (978) 281-8824

Draft/Check	Drawing Scale	Date	Project No.	Drawing No.	Sheet No.
DAR/JPJ	1"=30'	3/20/17	4137	4365	1 of 4



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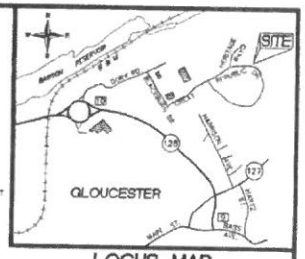
RECORD OWNER

GREAT REPUBLIC LLC.
5 HERITAGE WAY
GLOUCESTER, MA 01930

ZONING

SITE IS LOCATED WITHIN THE BP ZONING DISTRICT
BUILDING SETBACKS:
FRONT YARD: 40 FT.
SIDE YARD: 25 FT.
REAR YARD: 40 FT.
MAX. BUILDING HEIGHT: 40 FT.
MAX. ALLOWABLE LOT COVERAGE: 50%



LOCUS MAP

NOT TO SCALE

LOT COVERAGE CALCULATION

BUILDING COVERAGE = 26,145 S.F. / 152,460 S.F. (LOT AREA) = 17.1%

PARKING REQUIREMENTS

(GLOUCESTER ZONING ORDINANCE SECTION IV)

RETAIL: 1 SPACE REQUIRED FOR EACH 200 S.F. OF FLOOR AREA NOT USED FOR BULK STORAGE

INDUSTRIAL: 1 SPACE REQUIRED FOR EACH VEHICLE IN CONNECTION WITH OPERATION OF ESTABLISHMENT PLUS 1 SPACE FOR EACH 3 EMPLOYEES ON LARGEST SHIFT.

(82 SPACES PROVIDED)

PROPOSED SITE IMPERVIOUS AREA

76,214 S.F. (Pavement & Building)

PROPOSED WETLAND BUFFER ZONE ALTERATIONS

34,920 S.F.

(AREA OF PROPOSED BUFFER ZONE WORK IS PREVIOUSLY DISTURBED AND EXPOSED FILL MATERIAL)

NOTES

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5.) ALL CONSTRUCTION ACTIVITY WITHIN 100 FEET OF A WETLAND OR RESOURCE AREA REQUIRES FILING IN ACCORDANCE WITH THE WETLAND PROTECTION ACT M.G.L. 131 SECTION 40.
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8.) LANDSCAPED PLANTING AREAS SHALL BE COVERED WITH 6" LOAM, WEED BARRIER & MULCH.
9.) OWNER IS RESPONSIBLE FOR PROVIDING PROPER FOUNDATION DRAINAGE.
10.) THE SITE IS LOCATED WITHIN ZONE C (AREA OF MINIMAL FLOODING) FIRM MAP COMMUNITY PANEL No. 250080C0190.
11.) THE OWNER IS RESPONSIBLE FOR MEETING ALL REQUIREMENTS OF THE AMERICANS WITH DISABILITIES ACT (A.D.A.).
12.) ALL BUILDING ROOF DRAINAGE SHALL BE CONNECTED TO DRAINAGE CATCH BASINS WITH 6" SDR 35 PVC PIPE.
13.) SEE GEOTECHNICAL REPORT PREPARED BY GSI, DATED 8/5/16.
14.) STRUCTURAL DESIGN OF BUILDINGS, FOUNDATIONS, DUMPSTER, SIGNAGE & TRANSFORMER PADS AND RETAINING WALLS BY STRUCTURAL ENGINEER.
15.) SITE UTILITY CONTRACTOR SHALL EXPLORE THE ELEVATION OF EXISTING SEWER LATERAL STUB PRIOR TO INSTALLATION OF MANHOLE. DESIGN ENGINEER AND PUBLIC WORKS DIRECTOR SHALL BE NOTIFIED IN WRITING OF ANY DISCREPANCIES.
16.) THE PROPOSED BUILDING IS PLANNED TO INCORPORATE AN INTERNAL SPRINKLER FIRE SUPPRESSION SYSTEM IN ORDER TO MEET APPLICABLE FIRE CODES.

LEGEND

EXISTING STONEWALL
EXISTING DRILL HOLE
EXISTING FIRE HYDRANT
EXISTING WATER GATE
APPROX. EXISTING WATER LINE
EXISTING GAS GATE
APPROX. EXISTING UNDERGROUND GAS LINE
EXISTING DRAIN MANHOLE
EXISTING DRAIN CATCHBASIN
EXISTING DRAIN LINE
EXISTING SEWER LINE
EXISTING SEWER MANHOLE
EXISTING ELECTRIC MANHOLE
EXISTING BOULDER RETAINING WALL
APPROX. LOCATION OF UNDERGROUND ELECTRIC
EXISTING STREET LIGHT
WETLANDS
EDGE OF WETLANDS
LANDSCAPE SHRUB
HANDICAP PARKING SYMBOL
TRAFFIC CIRCULATION ARROW
PROPOSED SEWER SERVICE
PROPOSED WATER SERVICE
PROPOSED GAS SERVICE
PROPOSED BUILDING MOUNTED LAMP
PROPOSED LAMP POST
PROPOSED EROSION CONTROL SOCK
PROPOSED BOULDER RETAINING WALL WITH GUARD RAIL

DETAIL LEGEND

CONSTRUCT ASPHALT CONCRETE PAVEMENT (1)
PAINT HANDICAP SYMBOL – WHITE ON BLUE BACKGROUND (2)
PAINT 4" WIDE SOLID STRIPE – WHITE (3)
CONSTRUCT VERTICAL CONCRETE CURBING (4)
PAINT HANDICAP UNLOADING AREA (5)
4" LOAM & SEED WITH JUTE NETTING GROUND COVER (6)
LANDSCAPED PLANTING AREA–EVERGREEN & FLOWERING LANDSCAPING SHRUBS (7)
PROPOSED PAINT SOLID WHITE ARROW (8)
PROPOSED HANDICAP VAN ACCESSIBLE SIGN (9)
PROPOSED PAINTED CROSS WALK (10)
PROPOSED FREE STANDING LIGHT POLE (11)
PROPOSED BUILDING MOUNTED LIGHT (400 Watt) (12)
PROPOSED 12" WIDE PAINT STRIPING (13)
PROPOSED HANDICAP RAMP SIDEWALK (14)

SITE PLAN

ASSESSOR'S MAP 263, PARCEL 64
38 GREAT REPUBLIC DRIVE
GLOUCESTER, MA
PREPARED FOR
HW GLOUCESTER L.L.C.

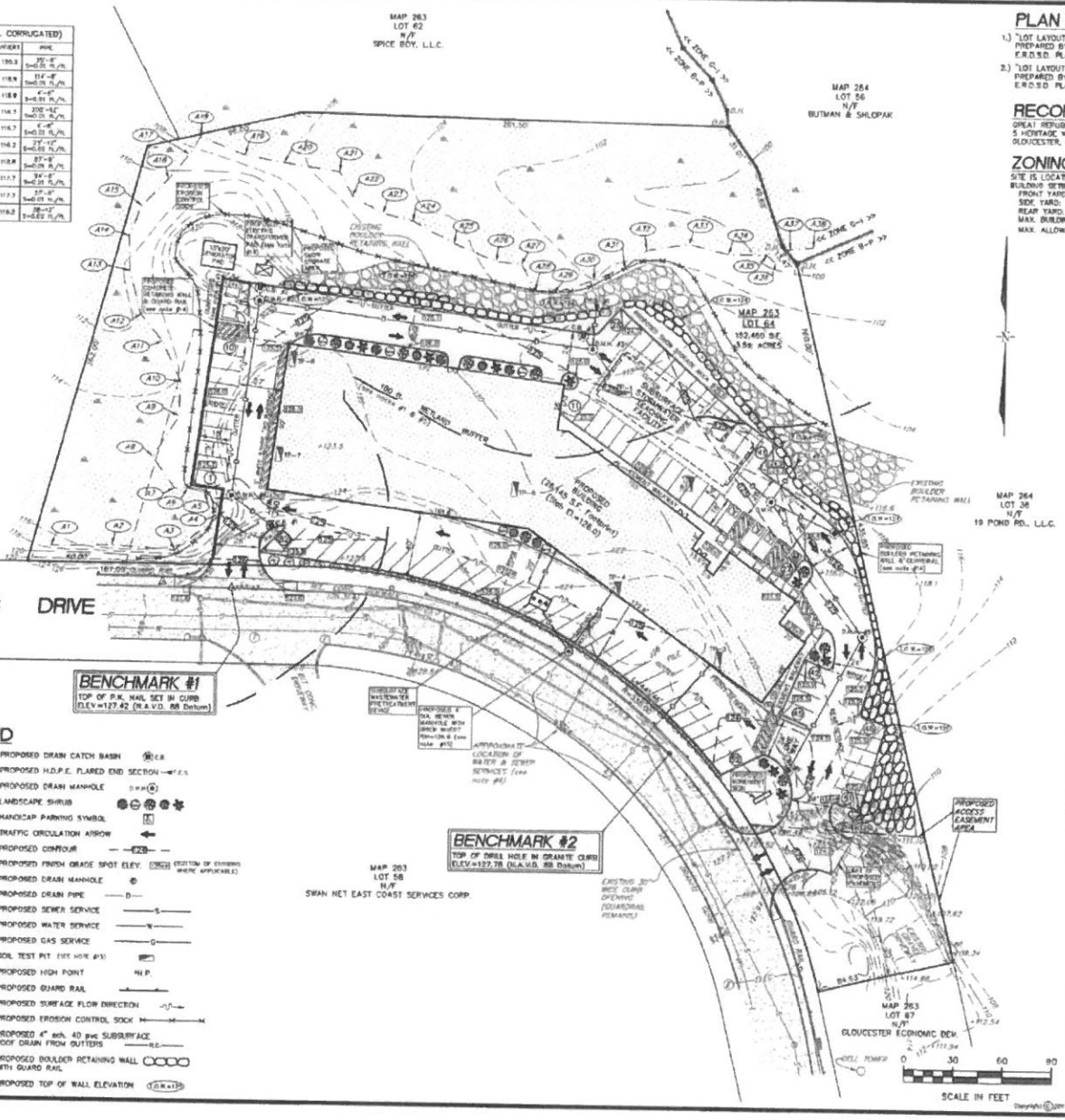
REVISIONS TO PLAN

DESCRIPTION	DATE

GATEWAY CONSULTANTS, INC.
CIVIL ENGINEERING & PROJECT MANAGEMENT
P.O. BOX 8085
GLOUCESTER, MA 01930
OFFICE: (978) 281-6824

Draft/Check	Drawing Scale	Date	Project No.	Drawing No.	Sheet No.
SAR/JPJ	1"=30'	3/20/17	4137	4365	2 of 4

DRAINAGE PIPE SCHEDULE (ALL PIPES H.D.P.E. CORRUGATED)						
FROM STRUCTURE	RIM	INVERT	TO STRUCTURE	RIM	INVERT	PIPE
CB #1	124.3	119.5	DMH #1	124.8	119.3	75'-8" S=0.01 ft./ft.
DMH #1	124.6	119.0	DMH #2	124.4	118.9	114'-8" S=0.01 ft./ft.
DMH #2	124.2	118.0	DMH #3	124.4	118.9	6'-8" S=0.01 ft./ft.
DMH #3	124.4	118.7	DMH #4	124.4	118.7	205'-8" S=0.01 ft./ft.
CB #2	124.2	119.6	DMH #4	124.4	118.7	6'-8" S=0.01 ft./ft.
DMH #4	124.4	118.7	FES #1	-	118.2	27'-8" S=0.02 ft./ft.
CB #3	123.5	119.7	DMH #5	125.0	118.8	87'-8" S=0.01 ft./ft.
DMH #5	125.0	118.8	DMH #4	124.5	117.7	94'-8" S=0.01 ft./ft.
CB #4	123.4	118.0	DMH #4	124.5	117.7	57'-8" S=0.01 ft./ft.
DMH #4	124.5	116.7	FES #2	-	116.2	28'-8" S=0.02 ft./ft.



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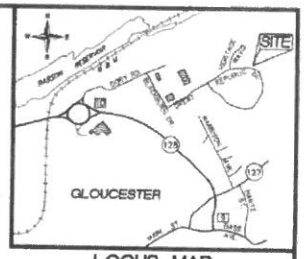

LOCUS MAP

NOT TO SCALE

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(82 SPACES PROVIDED)

PROPOSED SITE IMPERVIOUS AREA

76,214 S.F. (Pavement & Building)

PROPOSED WETLAND BUFFER ZONE ALTERATIONS

34,970 S.F.
(AREA OF PROPOSED BUFFER ZONE WORK IS PREVIOUSLY DISTURBED AND EXPOSED FILL MATERIAL)

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LEGEND

EXISTING GRADE CONTOUR — 122
EXISTING SPOT GRADE 115.49
EXISTING STONEWALL
EXISTING DRILL HOLE
EXISTING FIRE HYDRANT
EXISTING WATER GATE
APPROX. EXISTING WATER LINE — W —
EXISTING GAS GATE
APPROX. EXISTING UNDERGROUND GAS LINE — G —
EXISTING DRAIN MANHOLE
EXISTING DRAIN CATCHBASIN
EXISTING DRAIN LINE — D —
EXISTING SEWER LINE — S —
EXISTING SEWER MANHOLE
EXISTING ELECTRIC MANHOLE
EXISTING BOULDER RETAINING WALL
APPROX. LOCATION OF UNDERGROUND ELECTRIC — E.E.C. —
EXISTING STREET LIGHT
WETLANDS
EDGE OF WETLANDS
WETLAND FLAG A38
PROPOSED DRAIN CATCH BASIN
PROPOSED H.D.P.E. FLARED END SECTION — F.E.S.
PROPOSED DRAIN MANHOLE
LANDSCAPE SHRUB
HANDICAP PARKING SYMBOL
TRAFFIC CIRCULATION ARROW
PROPOSED CONTOUR — 128 —
PROPOSED FINISH GRADE SPOT ELEV. (EXISTING OF EXISTING WHERE APPLICABLE)
PROPOSED DRAIN MANHOLE
PROPOSED DRAIN PIPE — D —
PROPOSED SEWER SERVICE — S —
PROPOSED WATER SERVICE — W —
PROPOSED GAS SERVICE — G —
SOIL TEST PIT (SEE NOTE #15)
PROPOSED HIGH POINT H.P.
PROPOSED GUARD RAIL
PROPOSED SURFACE FLOW DIRECTION
PROPOSED EROSION CONTROL SOCK
PROPOSED 4" sch. 40 pvc SUBSURFACE ROOF DRAIN FROM GUTTERS — R.D. —
PROPOSED BOULDER RETAINING WALL WITH GUARD RAIL
PROPOSED TOP OF WALL ELEVATION T.O.W.=135

REVISIONS TO PLAN	
DESCRIPTION	DATE

GRADING & DRAINAGE PLAN

ASSESSOR'S MAP 263, PARCEL 64
38 GREAT REPUBLIC DRIVE
GLOUCESTER, MA
PREPARED FOR
HW GLOUCESTER, L.L.C.

GATEWAY CONSULTANTS, INC.
CIVIL ENGINEERING & PROJECT MANAGEMENT
P.O. BOX 6065
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OFFICE: (978) 281-6824

Draft/Check	Drawing Scale	Date	Project No.	Drawing No.	Sheet No.
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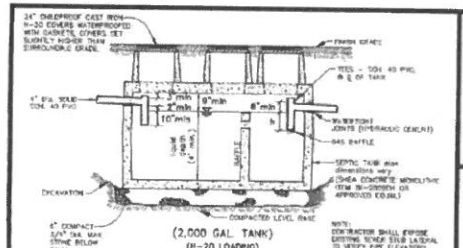
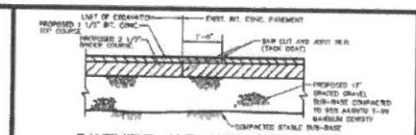
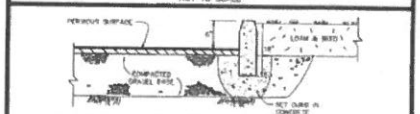


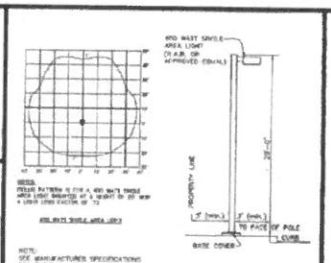
INDUSTRIAL WASTE WATER PRE-TREATMENT TANK DETAIL
NOT TO SCALE



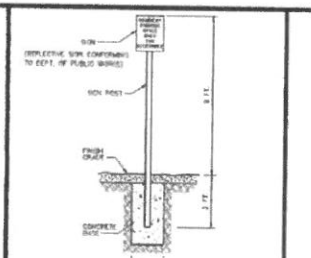
PAVEMENT AND MATCHING DETAIL
NOT TO SCALE



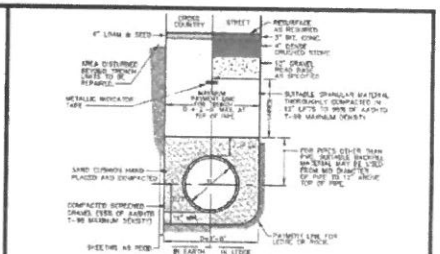
VERTICAL CONCRETE CURBING DETAIL
NOT TO SCALE



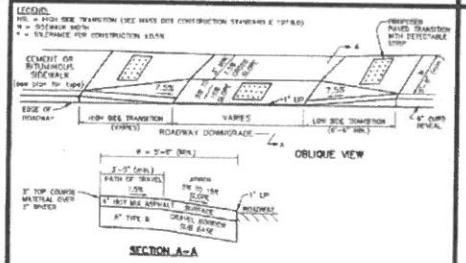
LIGHT FIXTURE DETAIL
NOT TO SCALE



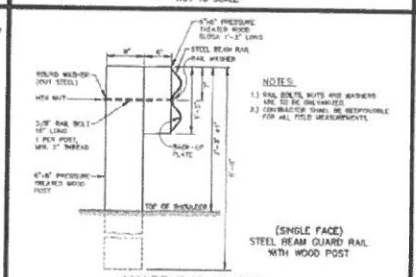
HANDICAP PARKING SIGN DETAIL
NOT TO SCALE



TYPICAL TRENCH DETAIL
NOT TO SCALE



HANDICAP SIDEWALK RAMP DETAIL
NOT TO SCALE



GUARD RAIL DETAIL
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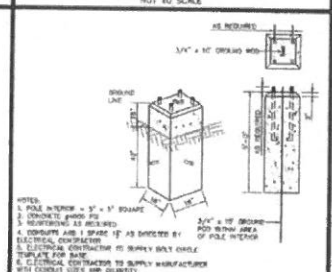

LIGHT BASE DETAIL
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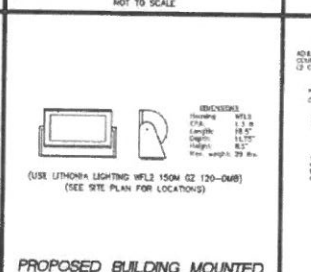
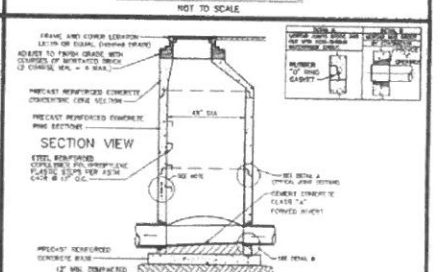
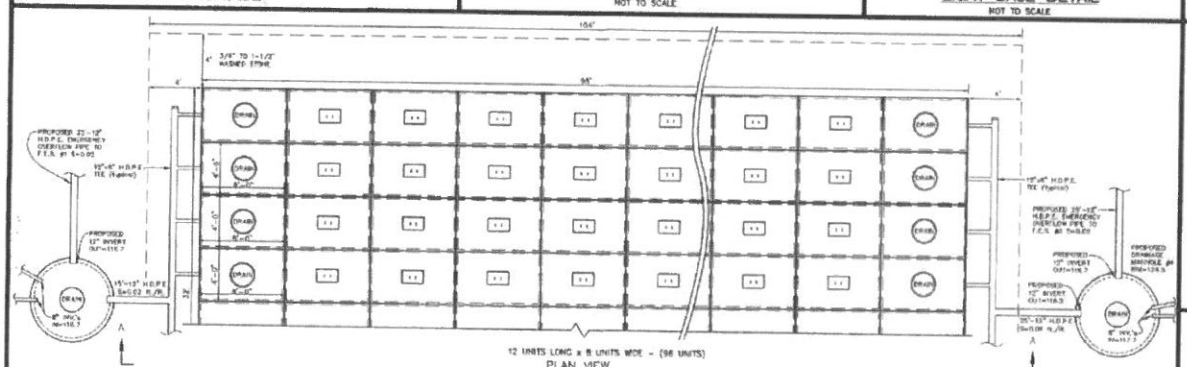
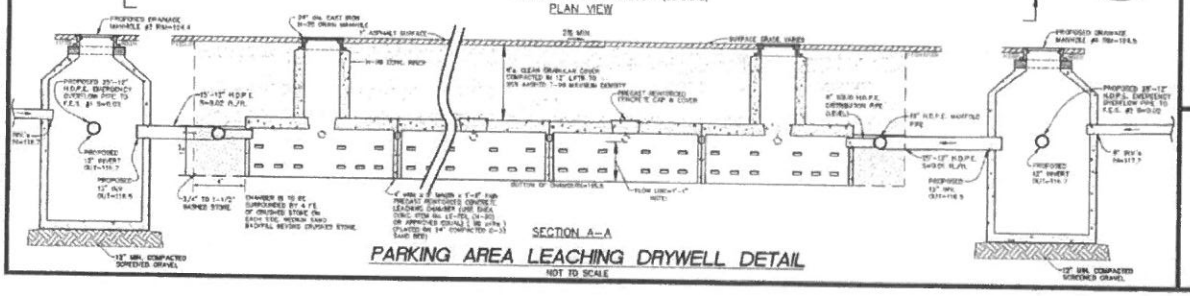


PROPOSED BUILDING MOUNTED LIGHTING DETAIL
NOT TO SCALE

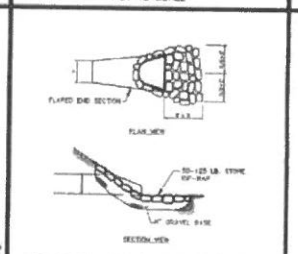


TYPICAL DRAIN MANHOLE
NOT TO SCALE

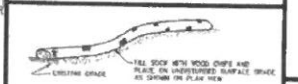




PARKING AREA LEACHING DRYWELL DETAIL
NOT TO SCALE



FLARED END SECTION RIP-RAP
NOT TO SCALE



"MULCH SOCK" EROSION CONTROL DETAIL
NOT TO SCALE

SHRUB PLANTING DETAIL
NOT TO SCALE

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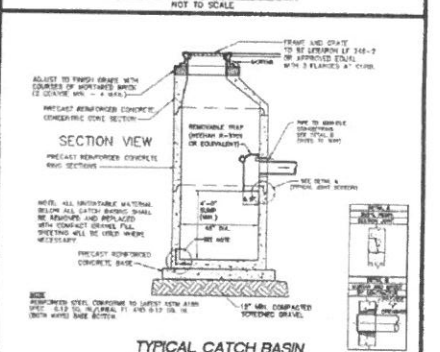

TYPICAL CATCH BASIN
NOT TO SCALE

REVISIONS TO PLAN

DESCRIPTION	DATE

SECTIONS, DETAILS AND NOTES

ASSESSOR'S MAP 263, PARCEL 64
38 GREAT REPUBLIC DRIVE
GLOUCESTER, MA
PREPARED FOR
HW GLOUCESTER, LLC.

GATEWAY CONSULTANTS, INC.
CIVIL ENGINEERING & PROJECT MANAGEMENT
P.O. BOX 6085
GLOUCESTER, MA 01930
OFFICE: (978) 281-8824

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SAR/JPJ	as shown	3/20/17	4137	4365	4 of 4

ASSESSOR'S MAP 263, PARCEL 64

38 GREAT REPUBLIC DRIVE
GLOUCESTER, MA

PREPARED FOR

HHV GLOUCESTER, L.L.C.

LOT COVERAGE CALCULATION

BUILDING COVERAGE = 26,145 S.F. / 152,460 S.F. (LOT AREA) = 17.1%

PARKING REQUIREMENTS

(GLOUCESTER ZONING ORDINANCE SECTION IV)

RETAIL: 1 SPACE REQUIRED FOR EACH 200 S.F. OF FLOOR AREA NOT USED FOR BULK STORAGE

INDUSTRIAL: 1 SPACE REQUIRED FOR EACH VEHICLE IN CONNECTION WITH OPERATION OF ESTABLISHMENT PLUS 1 SPACE FOR EACH 3 EMPLOYEES ON LARGEST SHIFT.

(82 SPACES PROVIDED)

PROPOSED SITE IMPERVIOUS AREA

78,214 S.F. (Pavement & Building)

ZONING

SITE IS LOCATED WITHIN THE BP ZONING DISTRICT

BUILDING SETBACKS:
FRONT YARD: 40 FT.
SIDE YARD: 25 FT.
REAR YARD: 40 FT.
MAX. BUILDING HEIGHT: 40 FT.
MAX. ALLOWABLE LOT COVERAGE: 50%

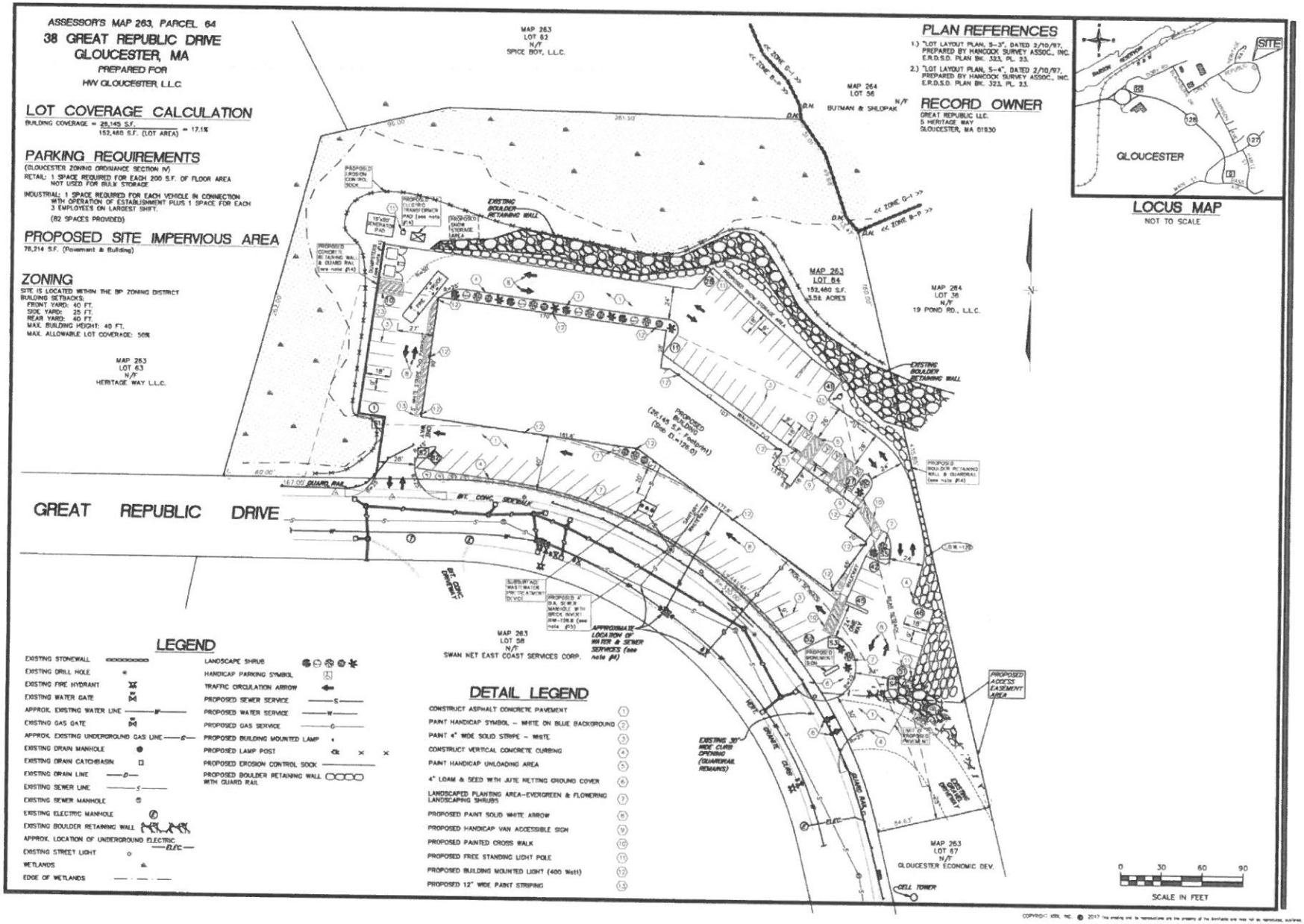
PLAN REFERENCES

1.) "LOT LAYOUT PLAN, S-3", DATED 2/10/97, PREPARED BY HANCOCK SURVEY ASSOC., INC. E.R.D.S.D. PLAN BK. 323, PL. 23.

2.) "LOT LAYOUT PLAN, S-4", DATED 2/10/97, PREPARED BY HANCOCK SURVEY ASSOC., INC. E.R.D.S.D. PLAN BK. 323, PL. 23.

RECORD OWNER

GREAT REPUBLIC LLC.
5 HERITAGE WAY
GLOUCESTER, MA 01930



LOCUS MAP
NOT TO SCALE

LEGEND

- EXISTING STONEWALL
- EXISTING DRILL HOLE
- EXISTING FIRE HYDRANT
- EXISTING WATER GATE
- APPROX. EXISTING WATER LINE
- EXISTING GAS GATE
- APPROX. EXISTING UNDERGROUND GAS LINE
- EXISTING DRAIN MANHOLE
- EXISTING DRAIN CATCHBASIN
- EXISTING DRAIN LINE
- EXISTING SEWER LINE
- EXISTING SEWER MANHOLE
- EXISTING ELECTRIC MANHOLE
- EXISTING BOULDER RETAINING WALL
- APPROX. LOCATION OF UNDERGROUND ELECTRIC
- EXISTING STREET LIGHT
- WETLANDS
- EDGE OF WETLANDS
- LANDSCAPE SHRUB
- HANDICAP PARKING SYMBOL
- TRAFFIC CIRCULATION ARROW
- PROPOSED SEWER SERVICE
- PROPOSED WATER SERVICE
- PROPOSED GAS SERVICE
- PROPOSED BUILDING MOUNTED LAMP
- PROPOSED LAMP POST
- PROPOSED EROSION CONTROL SOCK
- PROPOSED BOULDER RETAINING WALL WITH GUARD RAIL

DETAIL LEGEND

1. CONSTRUCT ASPHALT CONCRETE PAVEMENT
2. PAINT HANDICAP SYMBOL – WHITE ON BLUE BACKGROUND
3. PAINT 4" WIDE SOLID STRIPE – WHITE
4. CONSTRUCT VERTICAL CONCRETE CURBING
5. PAINT HANDICAP UNLOADING AREA
6. 4" LOAM & SEED WITH JUTE NETTING GROUND COVER
7. LANDSCAPED PLANTING AREA–EVERGREEN & FLOWERING LANDSCAPING SHRUBS
8. PROPOSED PAINT SOLID WHITE ARROW
9. PROPOSED HANDICAP VAN ACCESSIBLE SIGN
10. PROPOSED PAINTED CROSS WALK
11. PROPOSED FREE STANDING LIGHT POLE
12. PROPOSED BUILDING MOUNTED LIGHT (400 Watt)
13. PROPOSED 12" WIDE PAINT STRIPING

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ARCHITECTURAL SITE PLAN

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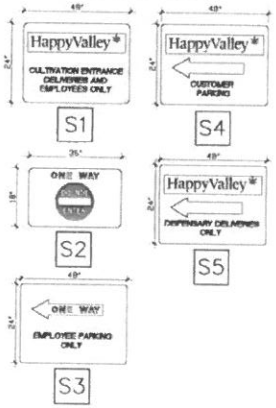
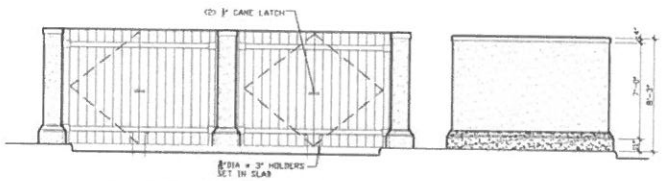
HAPPY VALLEY SIGNAGE KEY

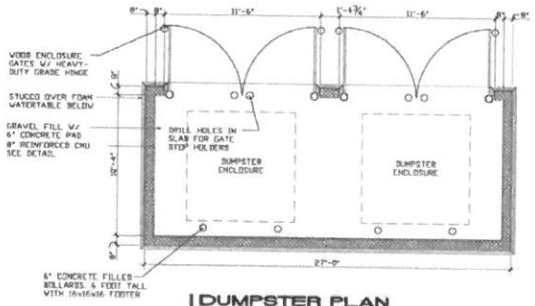
POST MOUNTED DIRECTIONAL SIGNAGE



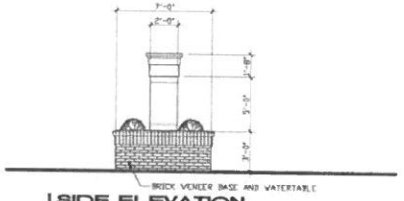


FRONT ELEVATION
SCALE 1/4" = 1'-0"

SIDE ELEVATION
SCALE 1/4" = 1'-0"



DUMPSTER PLAN
SCALE 1/4" = 1'-0"



SIDE ELEVATION
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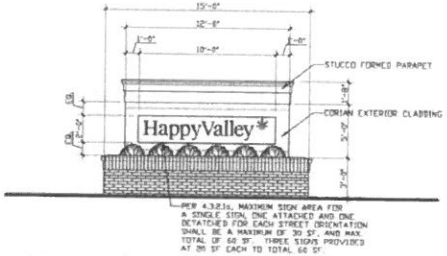
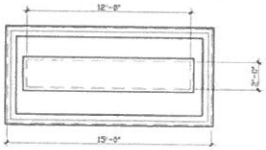


FRONT/REAR ELEVATION
SCALE 1/4" = 1'-0"



ENTRY SIGN PLAN
SCALE 1/4" = 1'-0"

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SITE DETAILS

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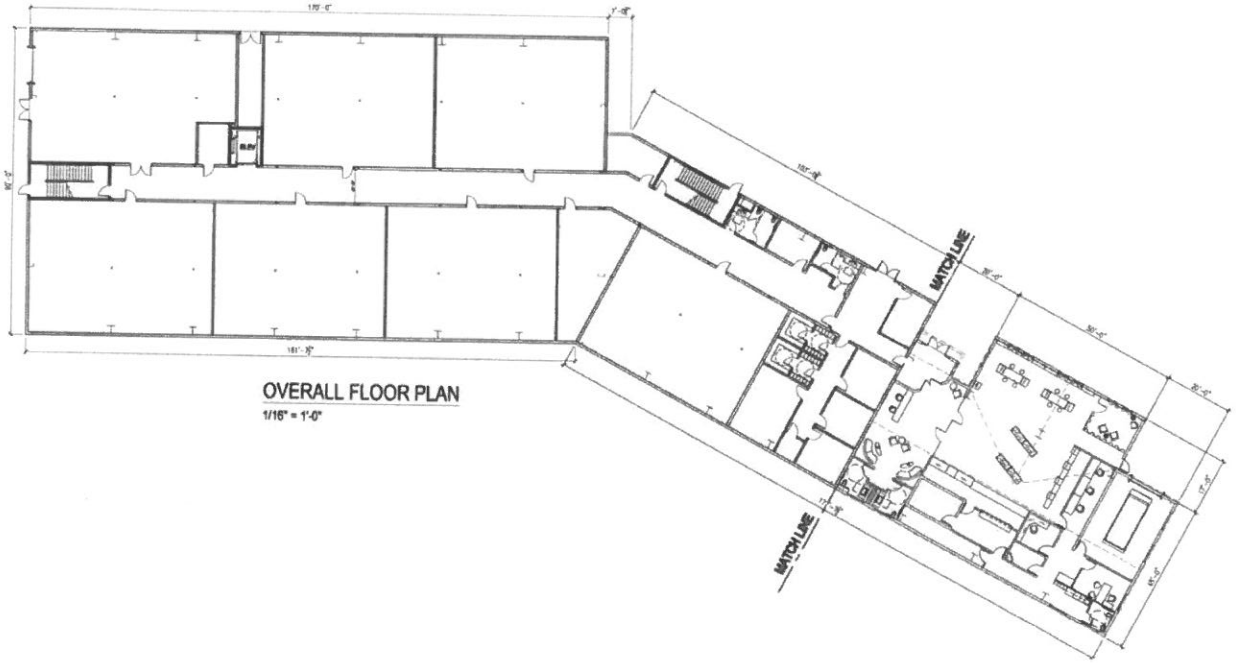

OVERALL FLOOR PLAN
1/16" = 1'-0"

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OVERALL FLOOR PLAN

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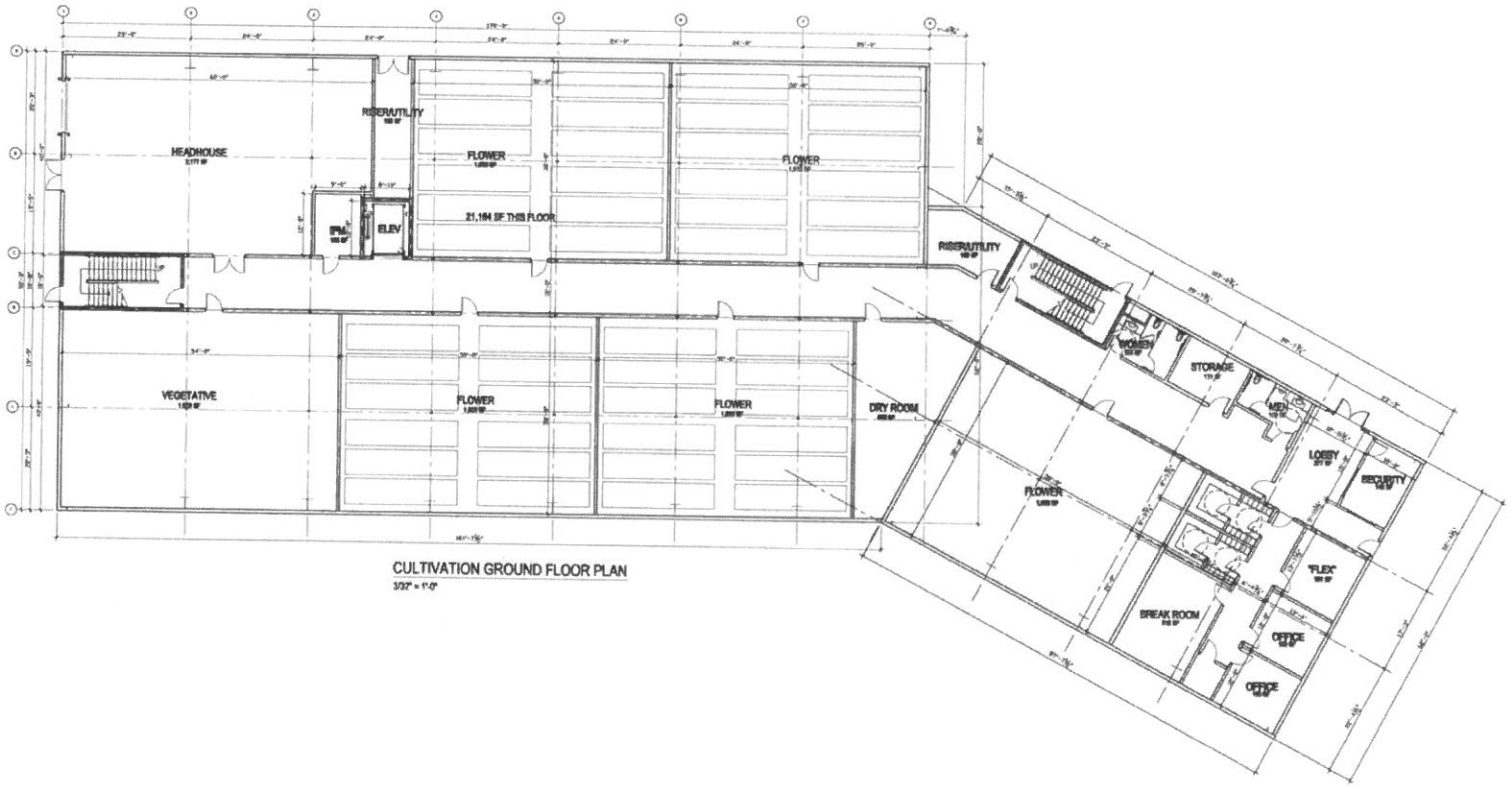

CULTIVATION GROUND FLOOR PLAN
3/32" = 1'-0"

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ENLARGED FLOOR PLAN

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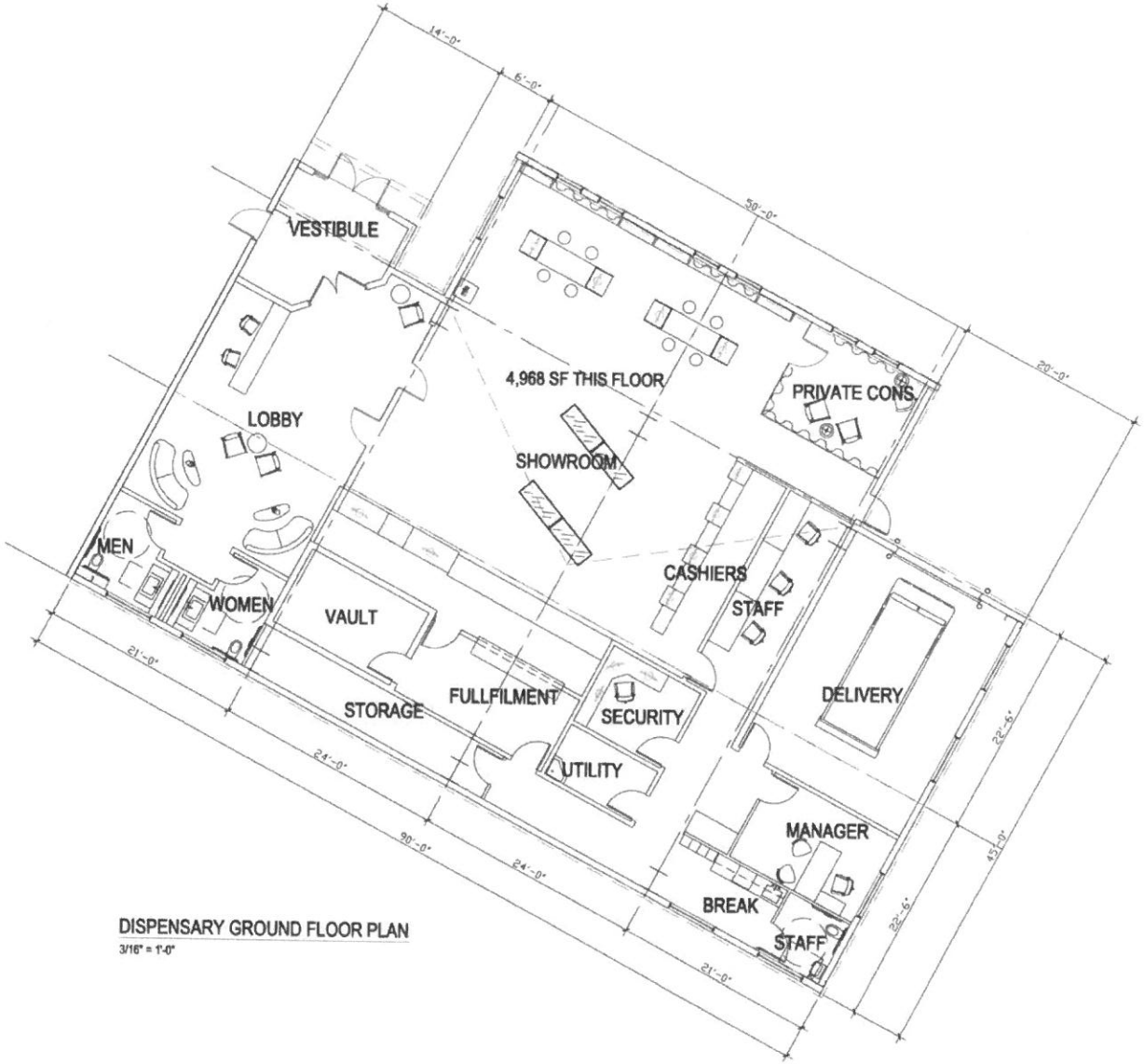

DISPENSARY GROUND FLOOR PLAN

3/16" = 1'-0"

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ENLARGED FLOOR PLAN

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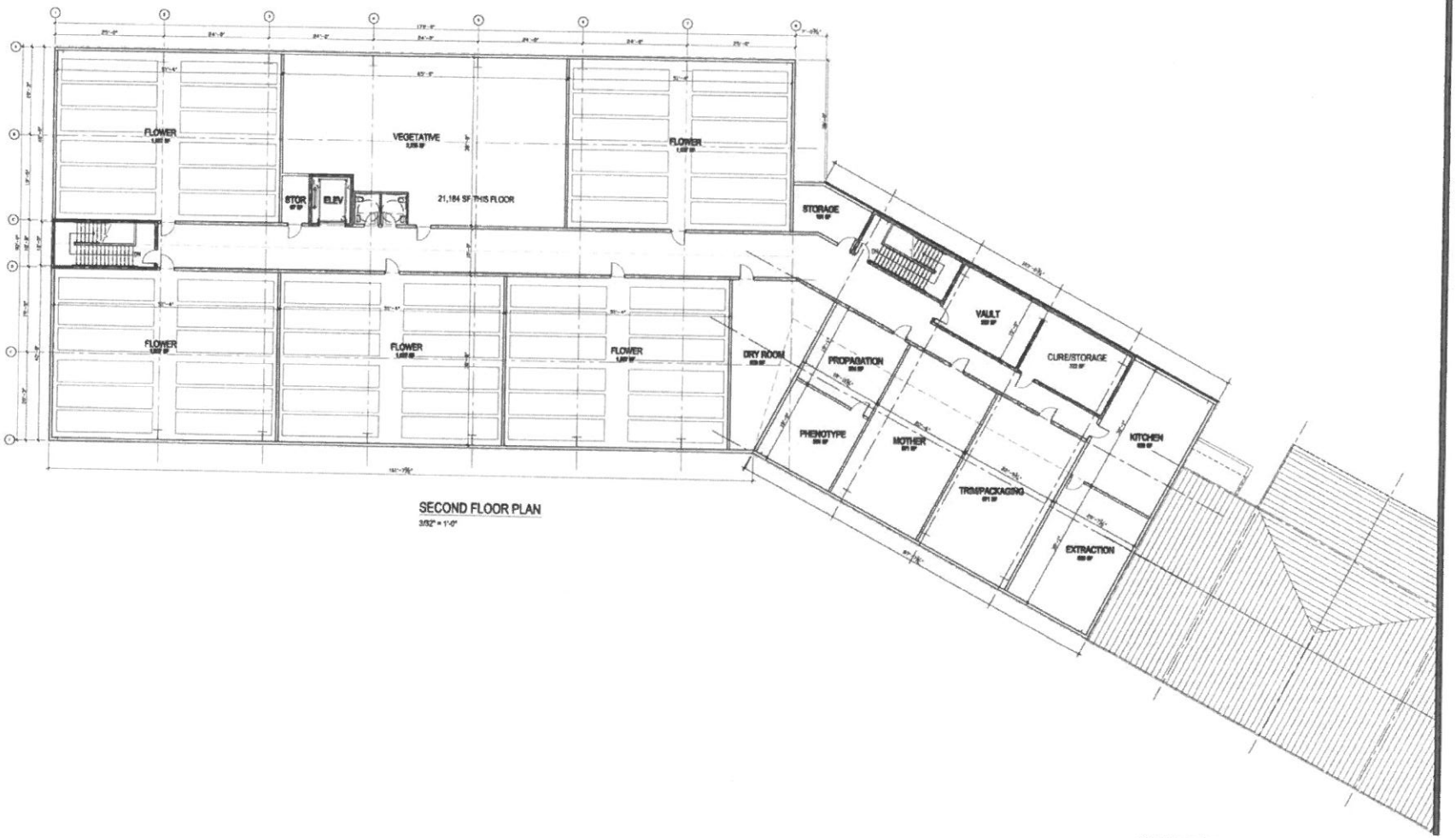

SECOND FLOOR PLAN

3/32" = 1'-0"

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PROPOSED FLOOR PLAN

Sheet No. **A1.3**

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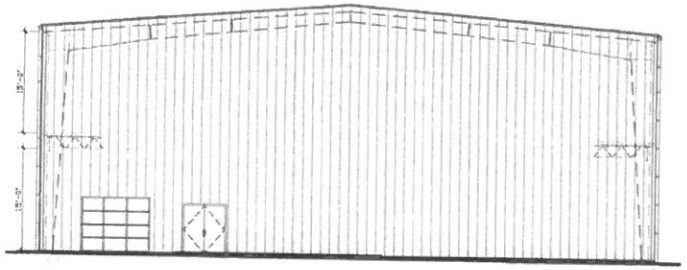
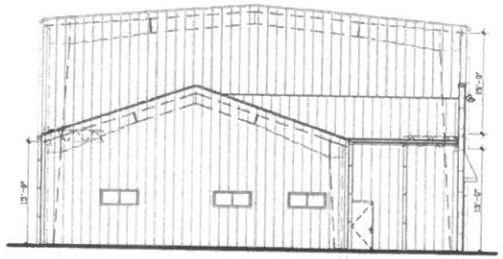
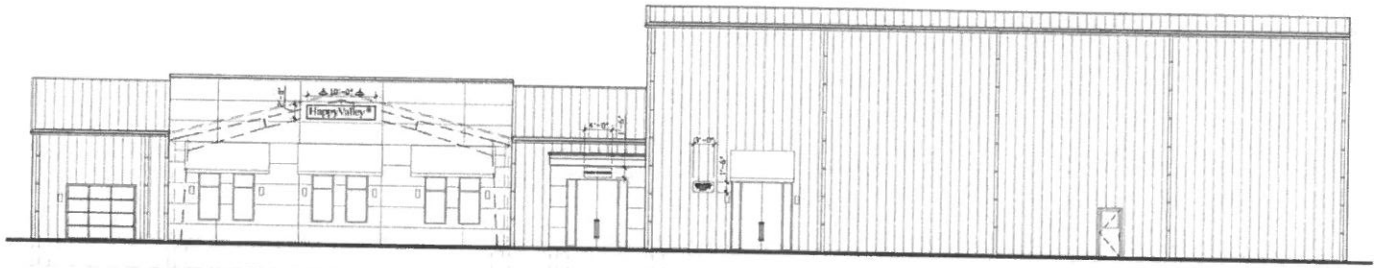


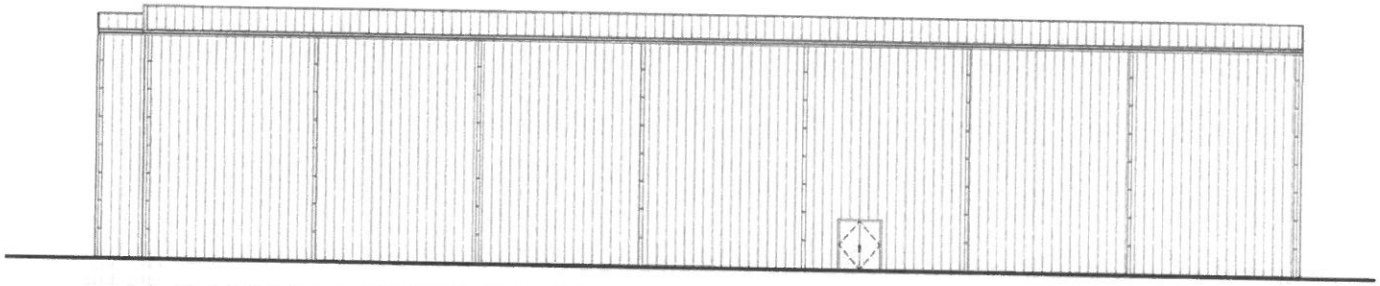
WEST ELEVATION



EAST ELEVATION



NORTHEAST ELEVATION



NORTH ELEVATION

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PROPOSED ELEVATIONS

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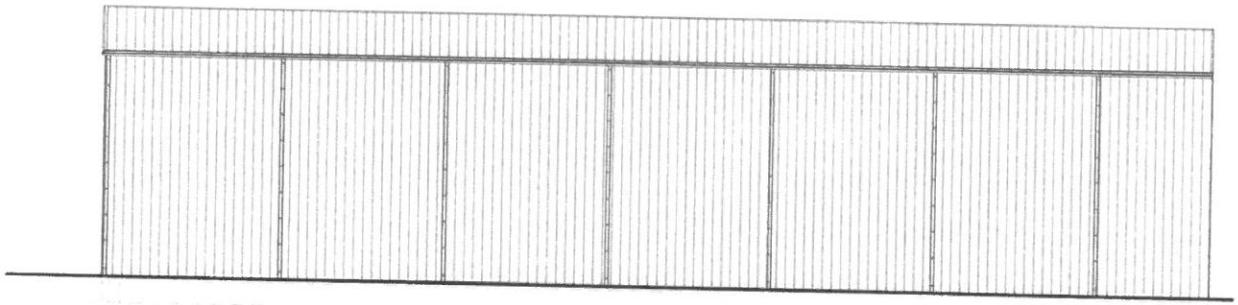
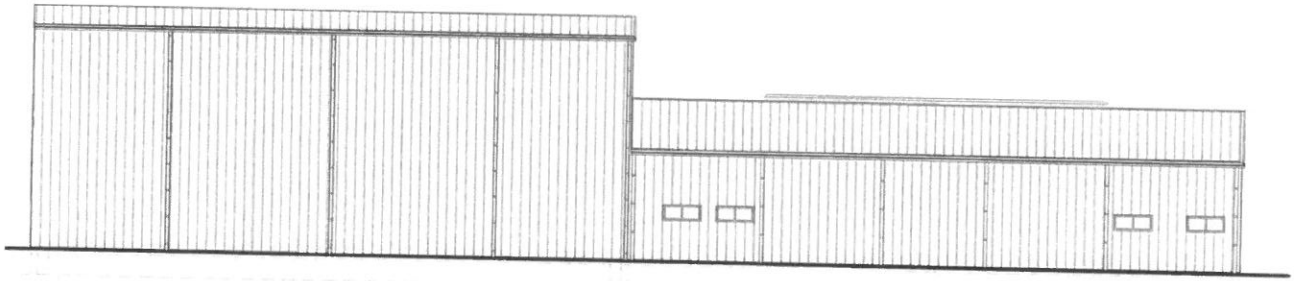


SOUTH ELEVATION
1/8" = 1'-0"



SOUTHWEST ELEVATION
1/8" = 1'-0"

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PROPOSED ELEVATIONS

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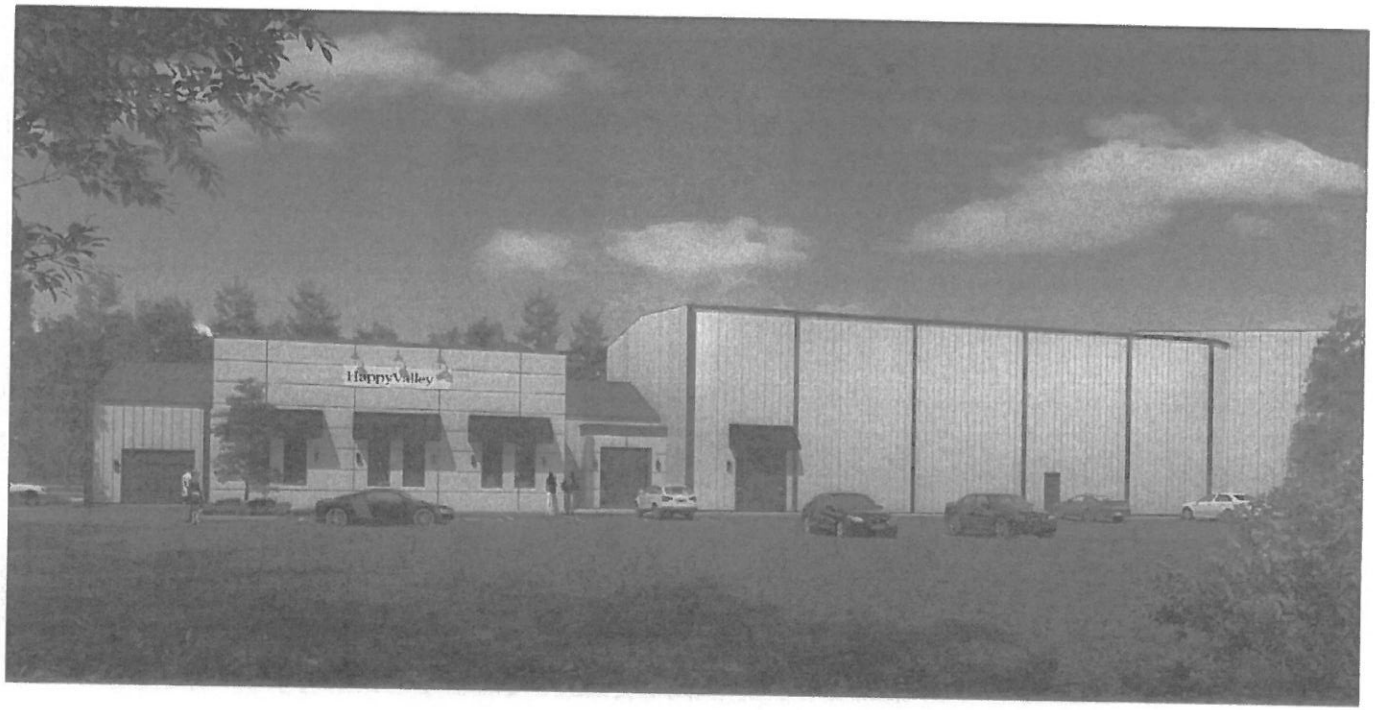

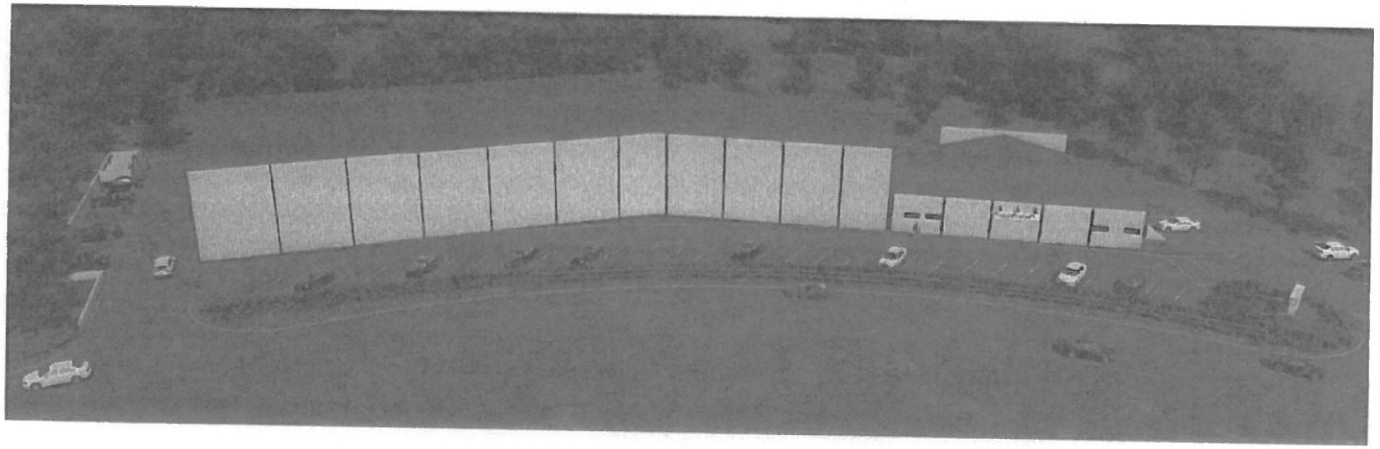

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RENDERINGS

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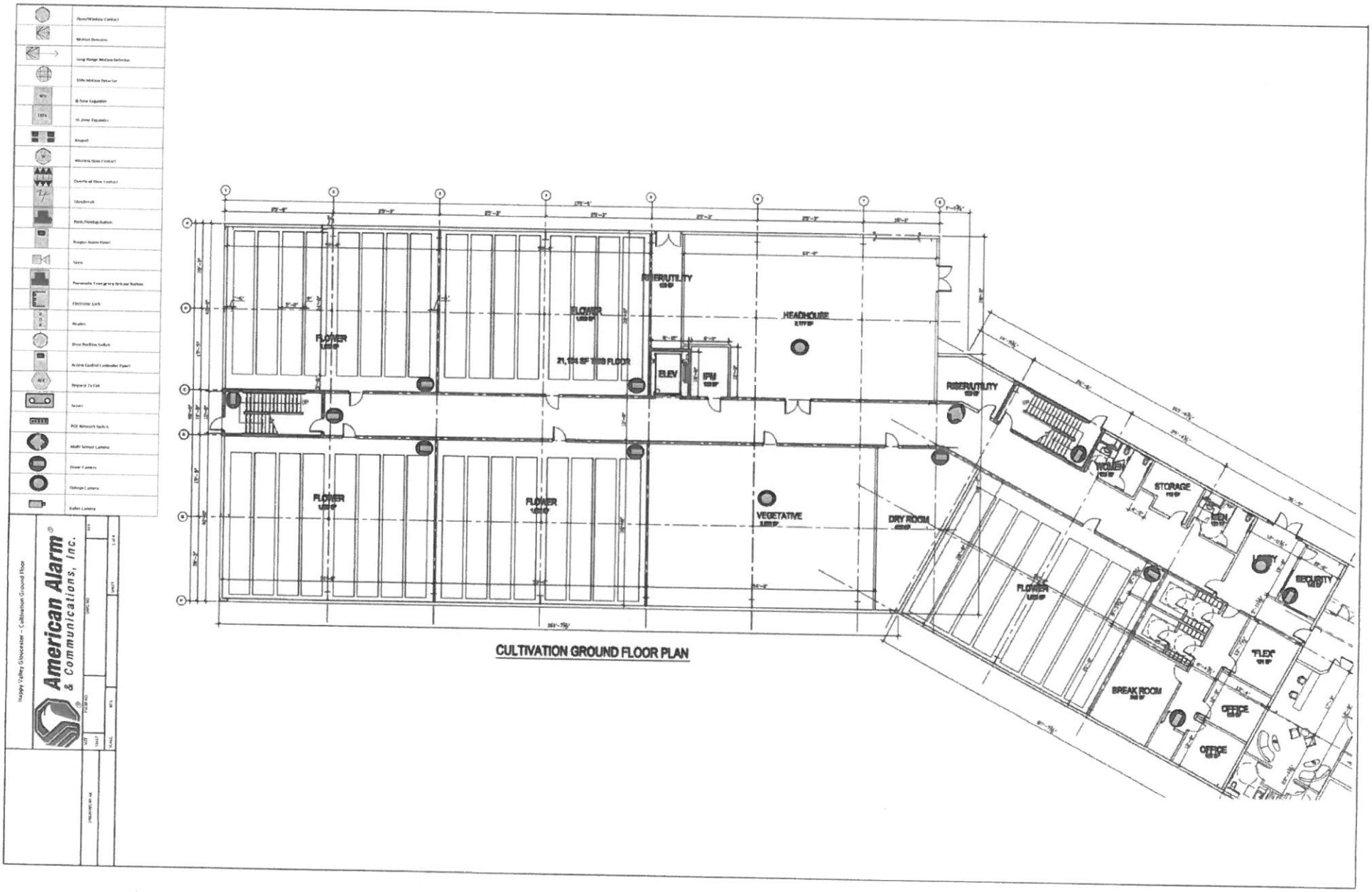
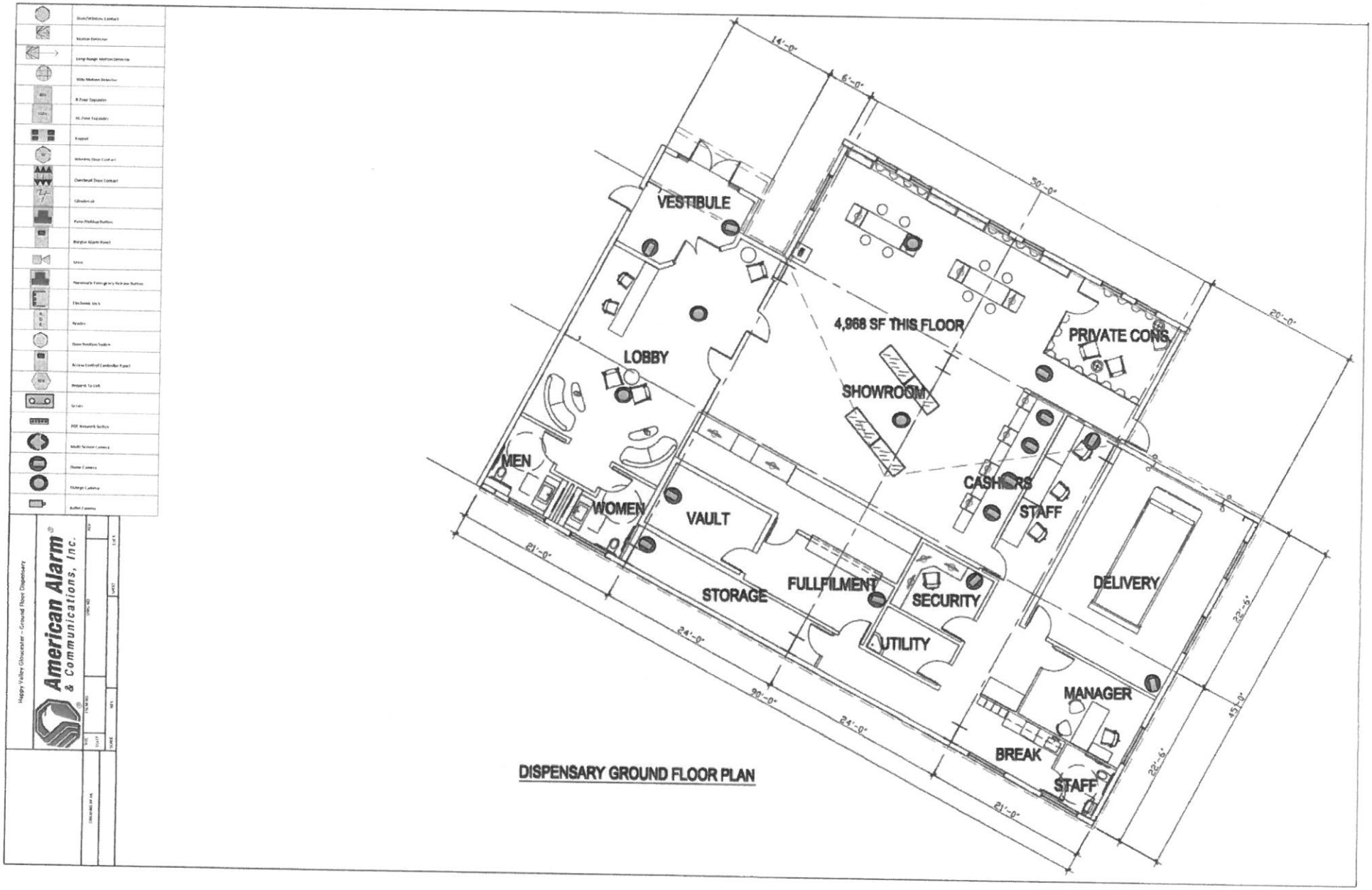
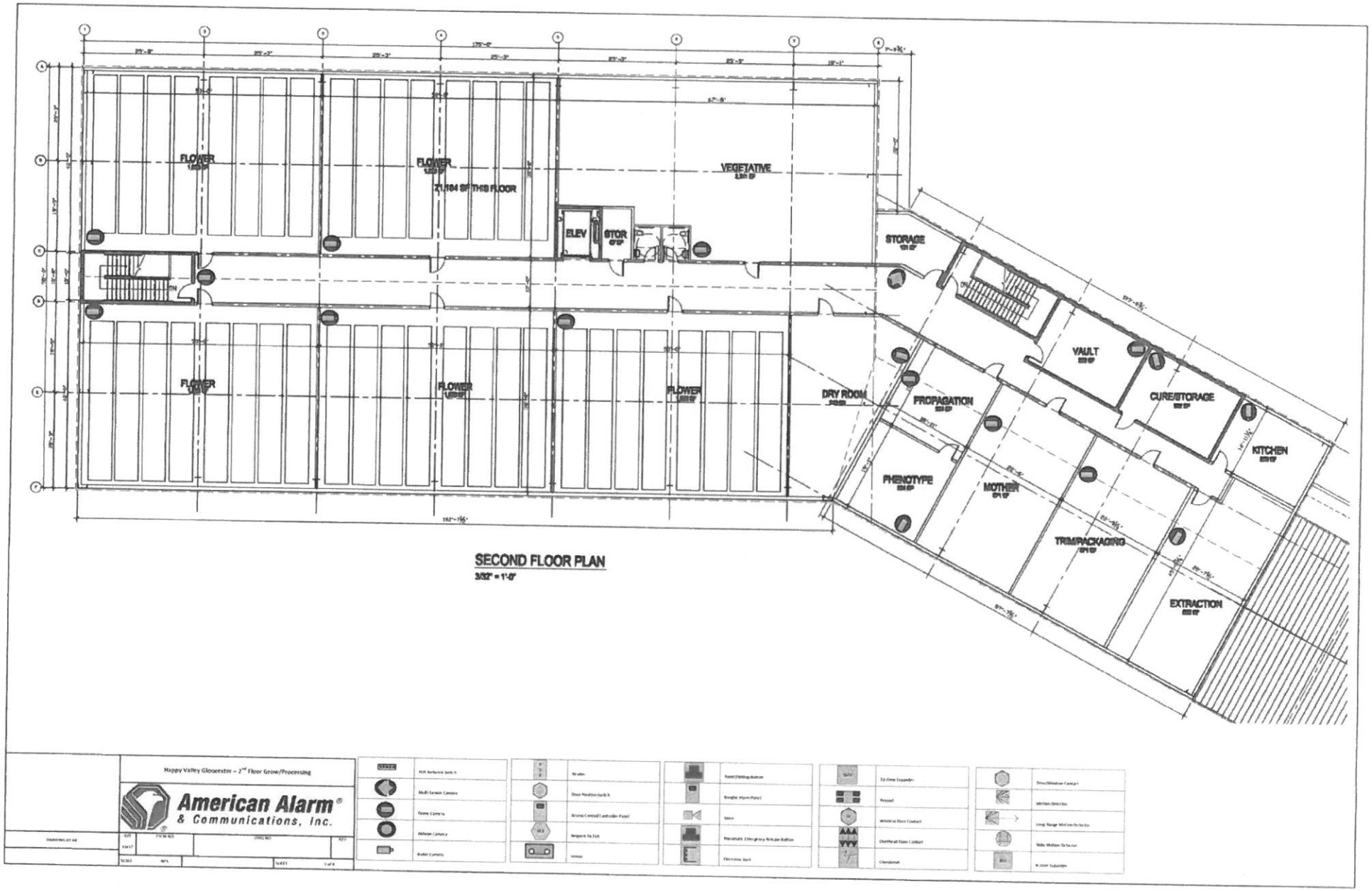
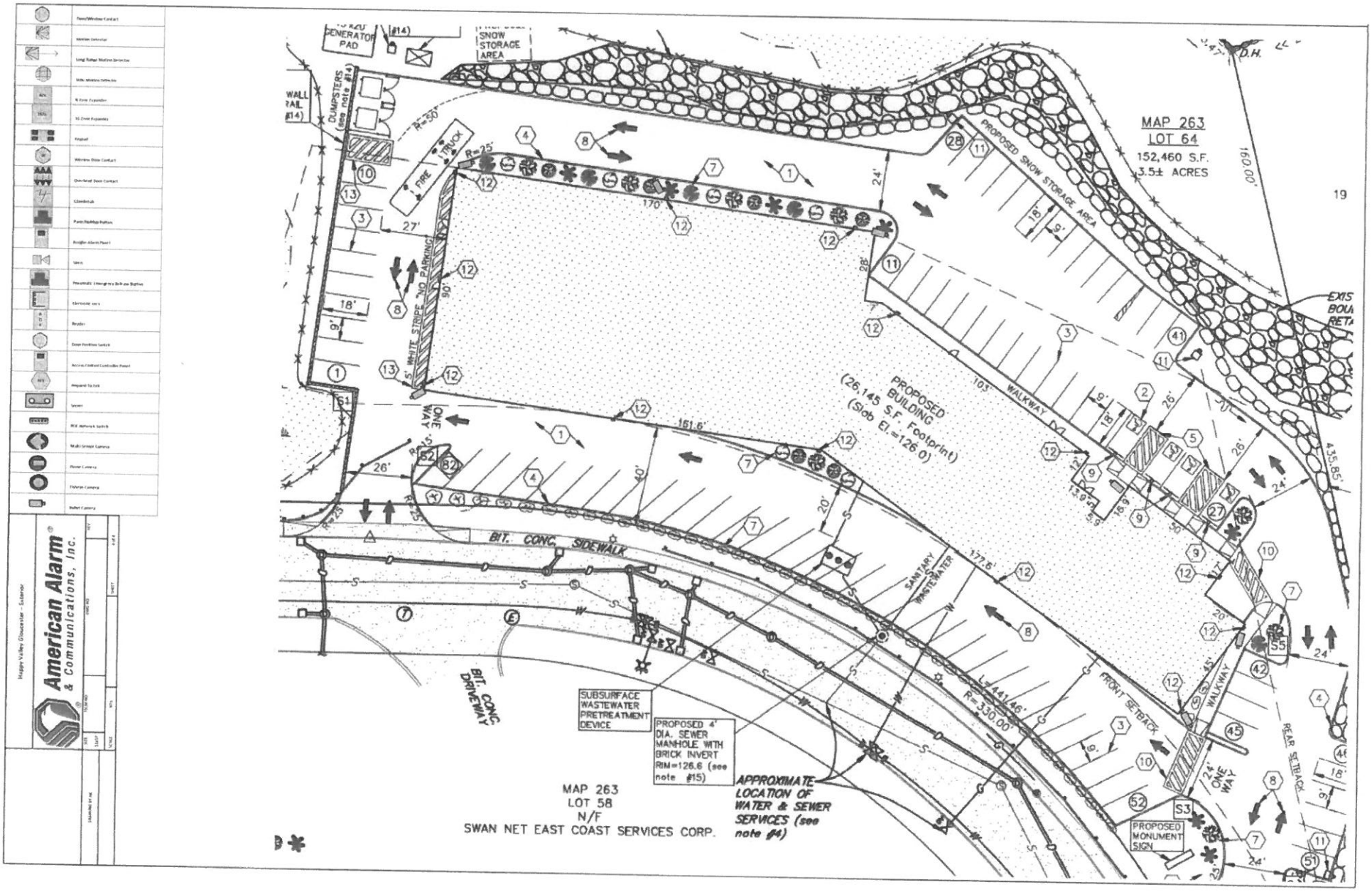


CULTIVATION GROUND FLOOR PLAN

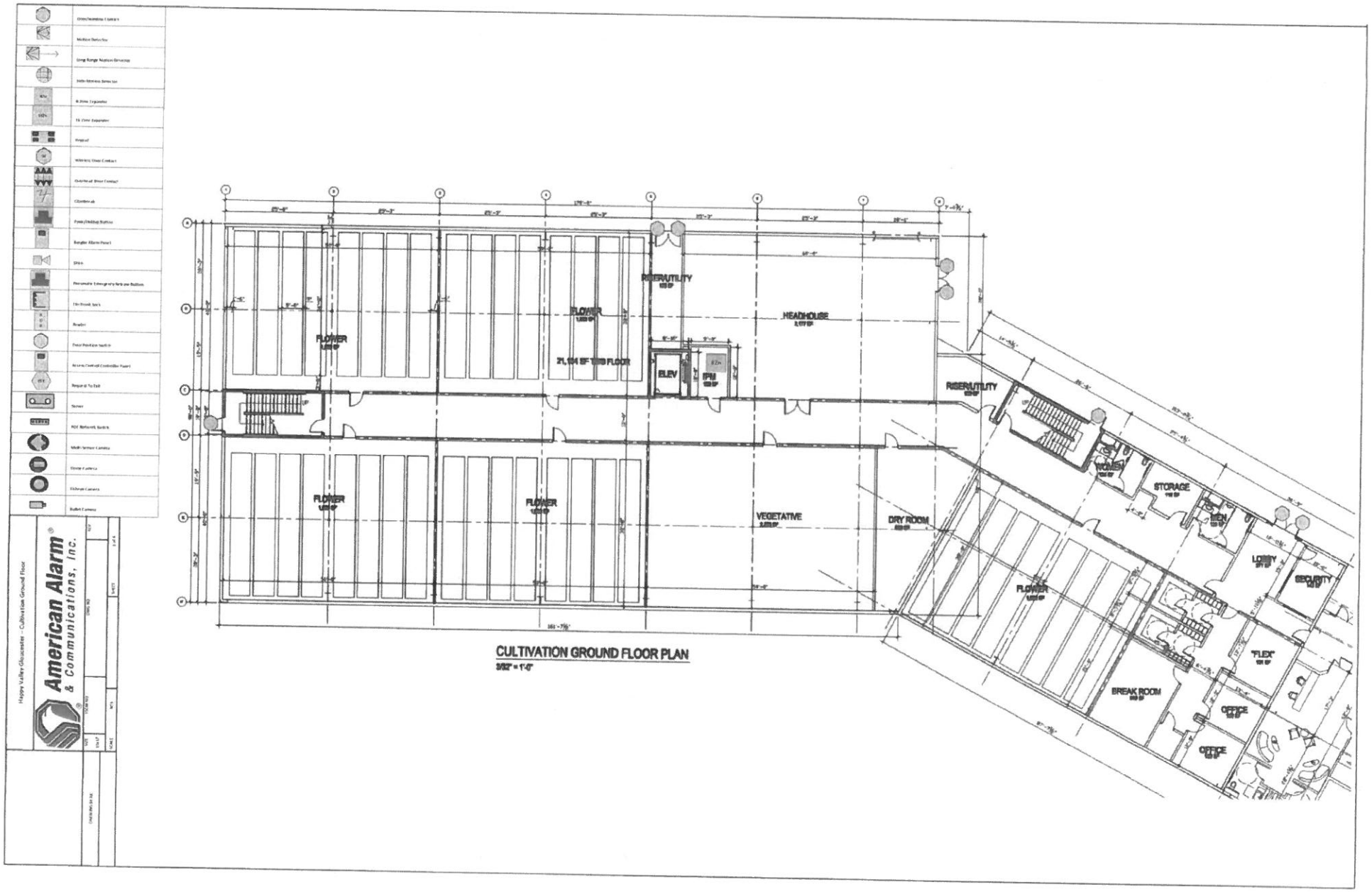


DISPENSARY GROUND FLOOR PLAN

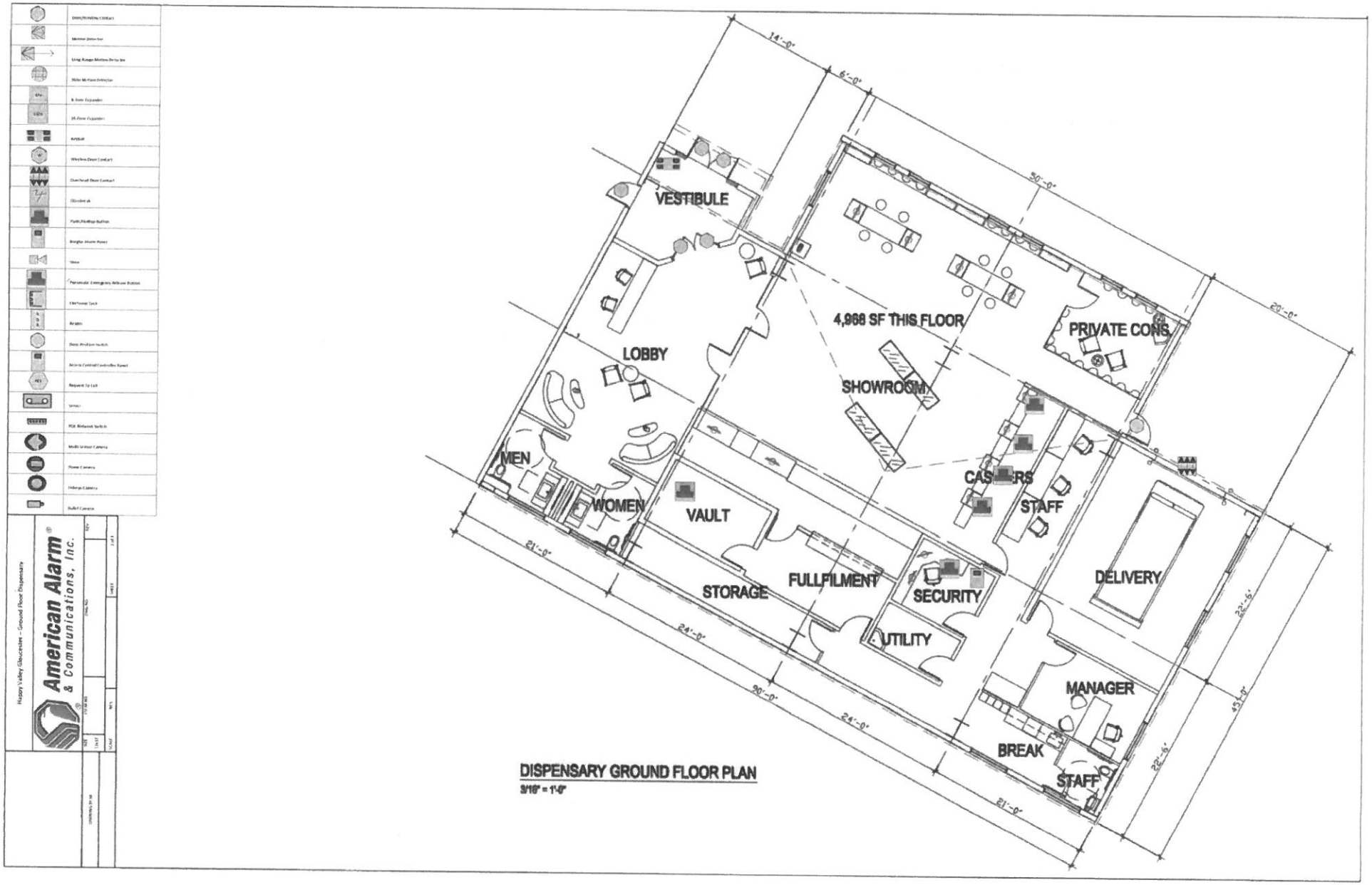

FLOWER
FLOWER
21,184 SF THIS FLOOR
VEGETATIVE
ELEV
STOR
STORAGE
FLOWER
FLOWER
FLOWER
DRY ROOM
PROPAGATION
VAULT
CURE/STORAGE
KITCHEN
PHENOTYPE
MOTHER
TRIM/PACKAGING
EXTRACTION
SECOND FLOOR PLAN
3/32" = 1'-0"
Happy Valley Gloucester – 2nd Floor Grow/Processing
American Alarm®
& Communications, Inc.



MAP 263
LOT 64
152,460 S.F.
3.5± ACRES
PROPOSED SNOW STORAGE AREA
PROPOSED BUILDING
(26,145 S.F. Footprint)
(Slab El.=126.0)
WALKWAY
FRONT SETBACK
REAR SETBACK
BIT. CONC. SIDEWALK
BIT. CONC. DRIVEWAY
SANITARY WASTEWATER
SUBSURFACE WASTEWATER PRETREATMENT DEVICE
PROPOSED 4' DIA. SEWER MANHOLE WITH BRICK INVERT RIM=126.6 (see note #15)
APPROXIMATE LOCATION OF WATER & SEWER SERVICES (see note #4)
MAP 263
LOT 58
N/F
SWAN NET EAST COAST SERVICES CORP.
PROPOSED MONUMENT SIGN
DUMPSTERS (see note #14)
FIRE TRUCK
WHITE STRIPE "NO PARKING"
ONE WAY
SNOW STORAGE AREA
GENERATOR PAD
WALL RAIL #14
Happy Valley Gloucester - Exterior
American Alarm & Communications, Inc.

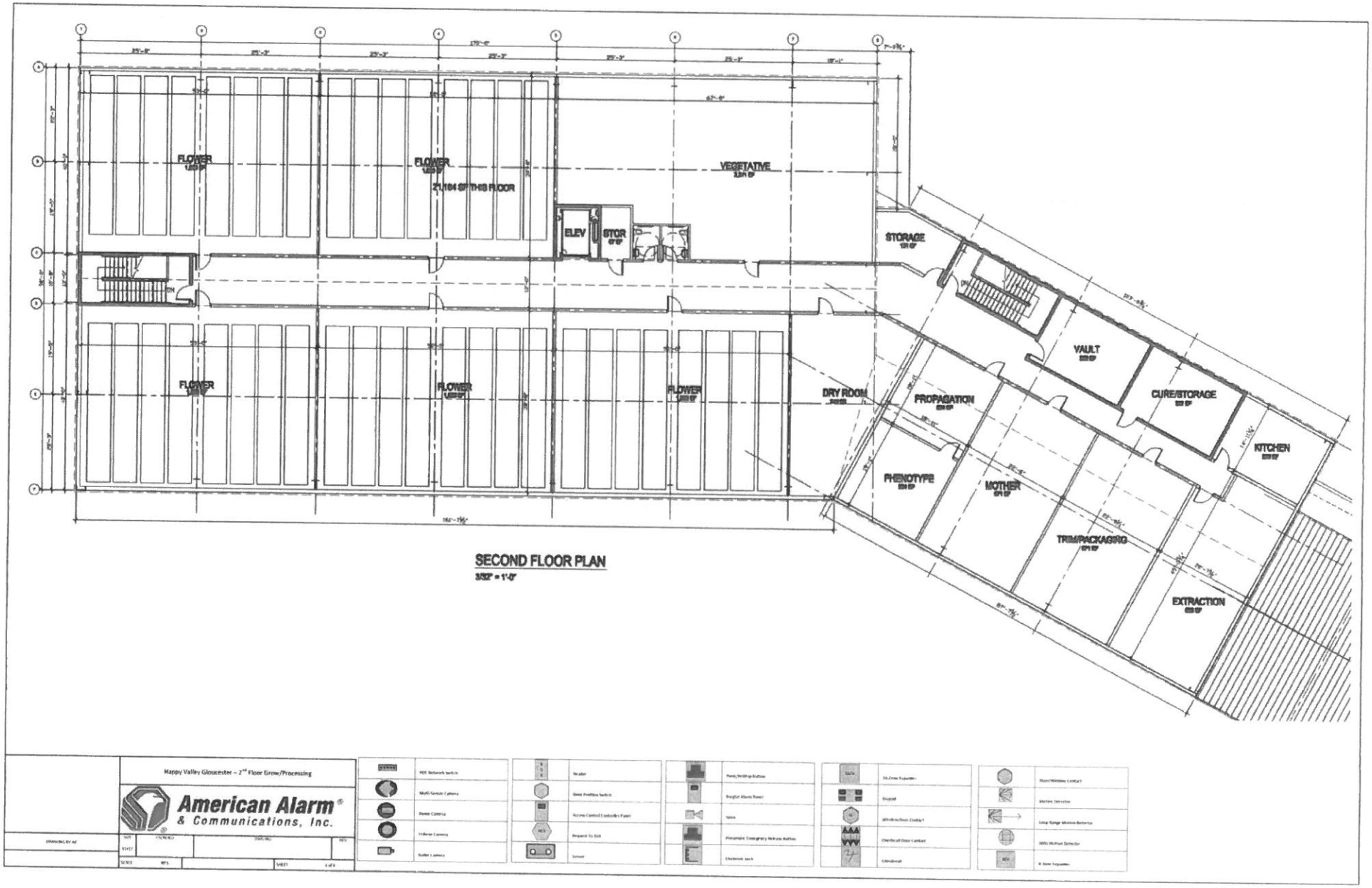


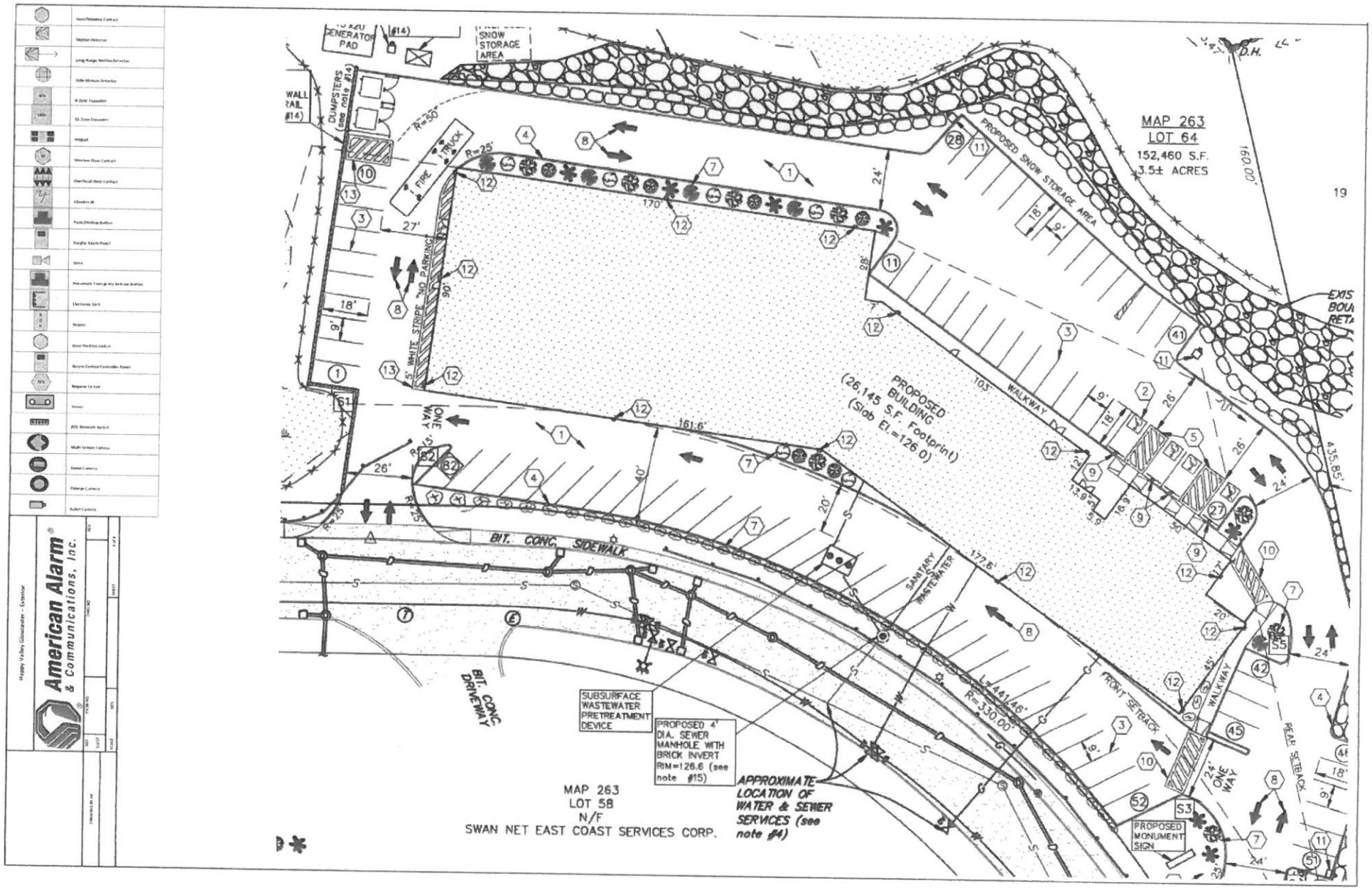
CULTIVATION GROUND FLOOR PLAN
3/32" = 1'-0"



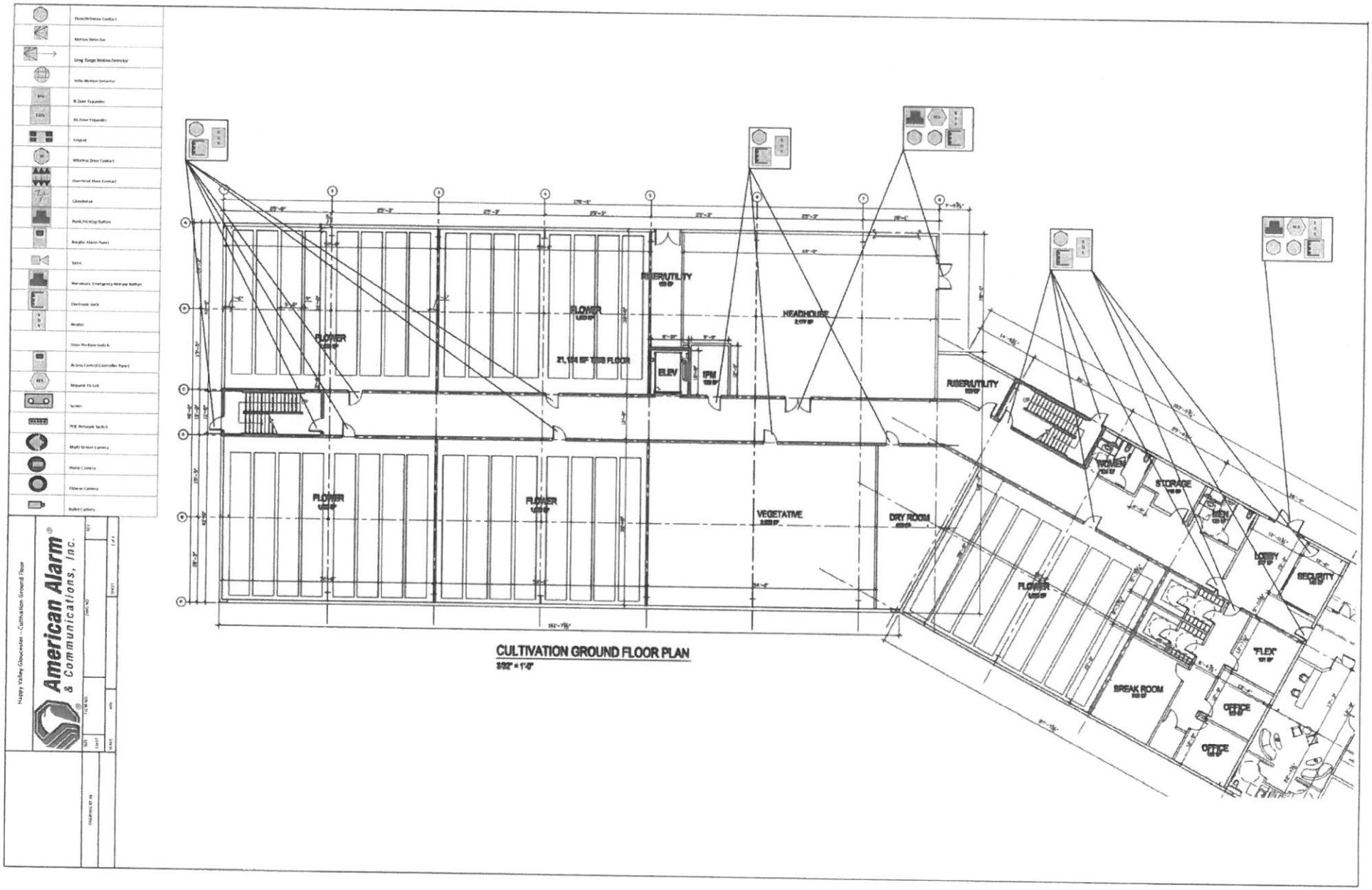
DISPENSARY GROUND FLOOR PLAN

3/16" = 1'-0"

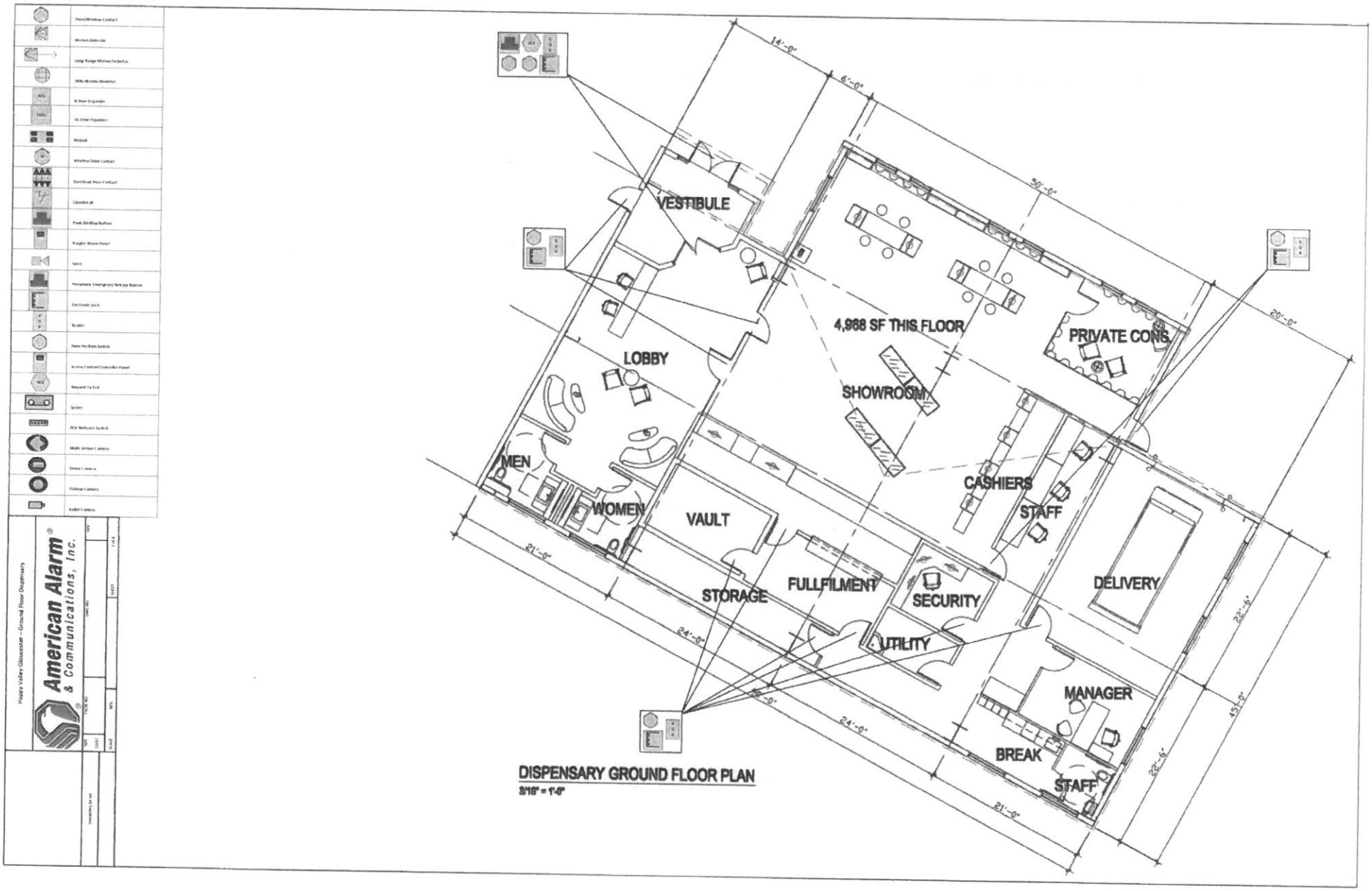

FLOWER
FLOWER
21,164 SF THIS FLOOR
VEGETATIVE
ELEV
STOR
STORAGE
VAULT
CURE/STORAGE
KITCHEN
FLOWER
FLOWER
FLOWER
DRY ROOM
PROPAGATION
PHENOTYPE
MOTHER
TRIM/PACKAGING
EXTRACTION
SECOND FLOOR PLAN
3/32" = 1'-0"
Happy Valley Gloucester – 2nd Floor Grow/Processing
American Alarm®
& Communications, Inc.



MAP 263
LOT 64
152,460 S.F.
3.5± ACRES
PROPOSED SNOW STORAGE AREA
PROPOSED BUILDING
(26,145 S.F. Footprint)
(Slab El.=126.0)
WALKWAY
BIT. CONC. SIDEWALK
BIT. CONC. DRIVEWAY
SANITARY WASTEWATER
FRONT SETBACK
REAR SETBACK
SUBSURFACE WASTEWATER PRETREATMENT DEVICE
PROPOSED 4' DIA. SEWER MANHOLE WITH BRICK INVERT RIM=126.6 (see note #15)
APPROXIMATE LOCATION OF WATER & SEWER SERVICES (see note #4)
PROPOSED MONUMENT SIGN
MAP 263
LOT 58
N/F
SWAN NET EAST COAST SERVICES CORP.
American Alarm & Communications, Inc.
Happy Valley Gloucester - Exterior

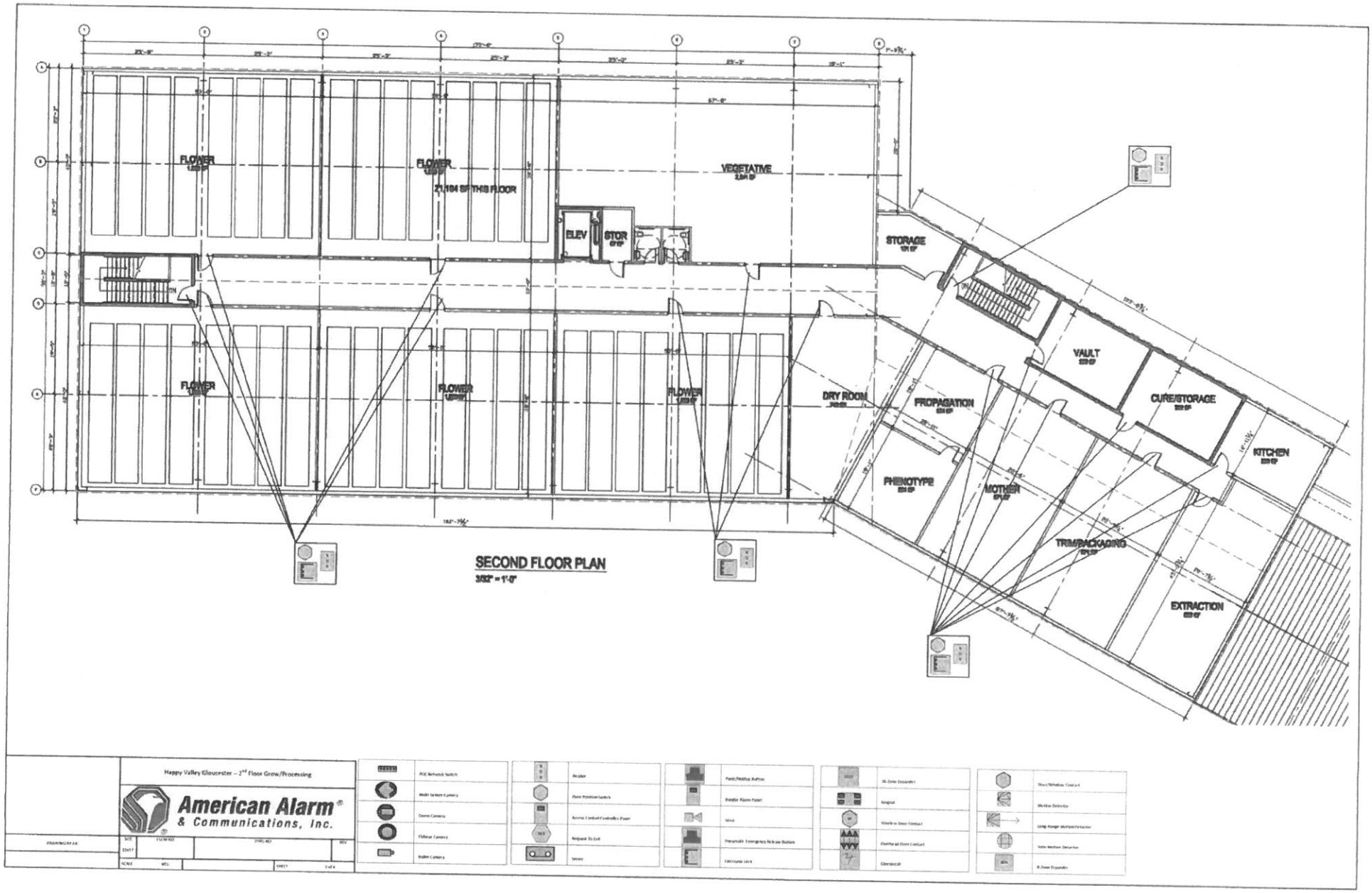


CULTIVATION GROUND FLOOR PLAN



DISPENSARY GROUND FLOOR PLAN

3/16" = 1'-0"


FLOWER
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21,184 SF THIS FLOOR
VEGETATIVE
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STOR
STORAGE
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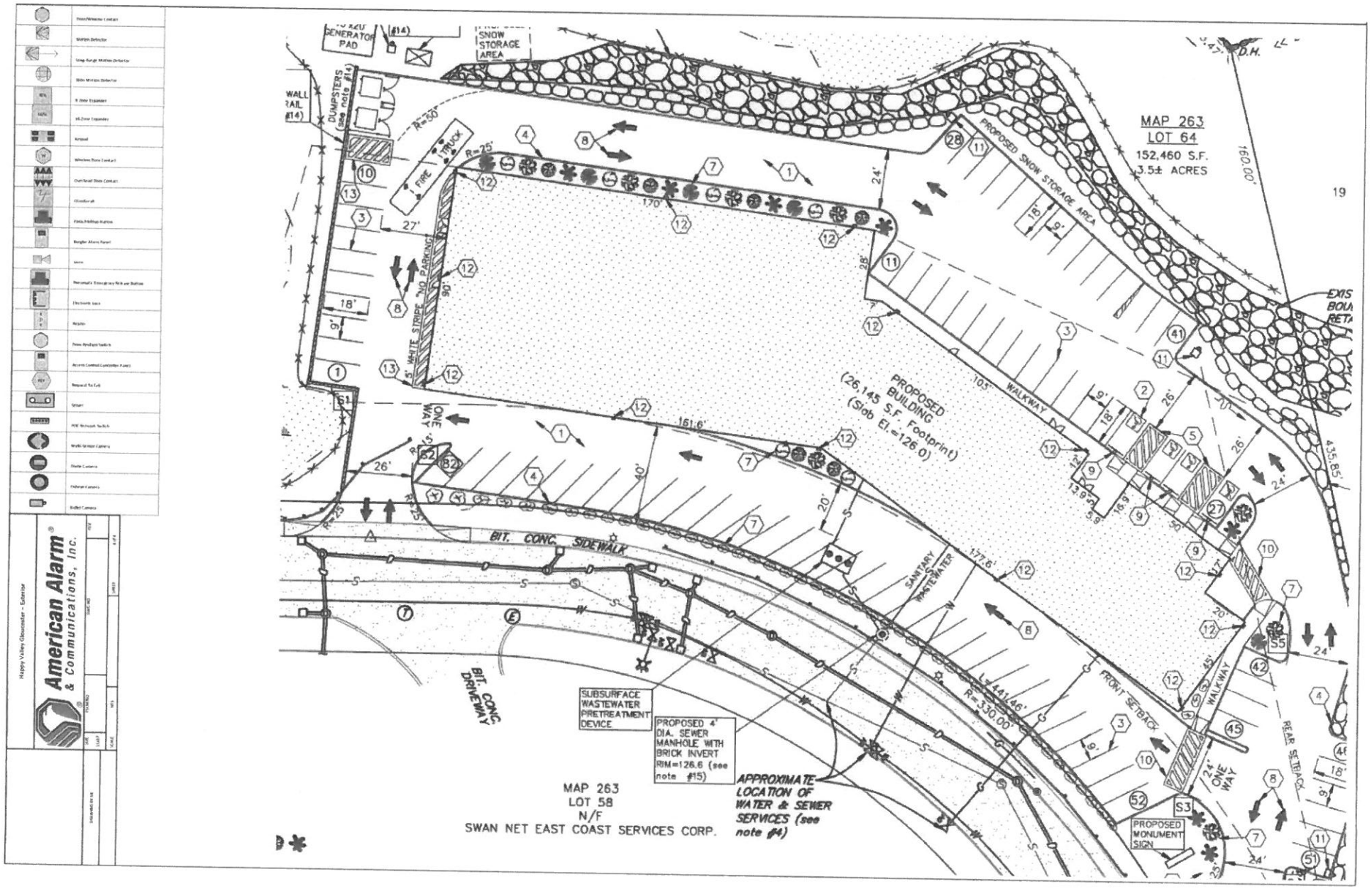
FLOWER
FLOWER
FLOWER
DRY ROOM
PROPAGATION
PHENOTYPE
MOTHER
TRIM/PACKAGING
EXTRACTION
SECOND FLOOR PLAN
3/32" = 1'-0"
Happy Valley Gloucester – 2nd Floor Grow/Processing
American Alarm®
& Communications, Inc.



MAP 263
LOT 64
152,460 S.F.
3.5± ACRES
PROPOSED SNOW STORAGE AREA
PROPOSED BUILDING
(26,145 S.F. Footprint)
(Slab El.=126.0)
WALKWAY
FRONT SETBACK
REAR SETBACK
BIT. CONC. SIDEWALK
BIT. CONC. DRIVEWAY
SANITARY WASTEWATER
SUBSURFACE WASTEWATER PRETREATMENT DEVICE
PROPOSED 4' DIA. SEWER MANHOLE WITH BRICK INVERT RIM=126.6 (see note #15)
APPROXIMATE LOCATION OF WATER & SEWER SERVICES (see note #4)
PROPOSED MONUMENT SIGN
MAP 263
LOT 58
N/F
SWAN NET EAST COAST SERVICES CORP.
DUMPSTERS (see note #14)
GENERATOR PAD
SNOW STORAGE AREA
WHITE STRIPE "NO PARKING"
ONE WAY
Happy Valley Gloucester - Exterior
American Alarm & Communications, Inc.

City of Gloucester Abutters Report

Abutters to Parcel: Map-Lot-Unit **263-64**

Please be aware that the abutters list reflects mailing address for the real estate tax bills as requested by the property owners. Mortgage companies, banks and other financial institutions may be receiveing the notification and not the homeowner as required. Please be sure you are complying with notification requirements.
Gloucester Board of Assessors.

This list of owners of record as shown on the most recent tax list of the City of Gloucester has been prepared for the purposes of notifying abutters as required by the City's Zoning Board of Appeals or City Council and it reflects the abutters to the Parcel known as Map 263 Lot 64 as further shown on the attached map dated 4/5/2017.

ABUTTER	STREET ADDRESS	PARCEL NO.	TAX BILL ADDRESS
263-64 GREAT REPUBLIC LLC	38 GREAT REPUBLIC DR	263-64	GREAT REPUBLIC LLC 5 HERITAGE WY GLOUCESTER, MA 01930
263-67 GLOUCESTER ECONOMIC DEVELOPMENT C/O SBA GC TOWERS LLC	50 GREAT REPUBLIC DR	263-67	GLOUCESTER ECONOMIC DEVELOPMENT C/O SBA GC TOWERS LLC ATTN: TAX DEPT MA 15906-A BOCA RATON, FL 33487-1307
263-65 BEARCAT REALTY LLC	54 GREAT REPUBLIC DR	263-65	BEARCAT REALTY LLC 22 SALT MARSH RD GLOUCESTER, MA 01930
263-63 HERITAGE WAY I LLC & HERITAGE WAY II LLC	5 HERITAGE WY	263-63	HERITAGE WAY I LLC & HERITAGE WAY II LLC 5 HERITAGE WAY GLOUCESTER, MA 01930
263-61 VARIAN SEMICONDUCTOR EQUIPMENT ASSOCIATE C/O TAX DEPT- MAGINEL RUSS	6 HERITAGE WY	263-61	VARIAN SEMICONDUCTOR EQUIPMENT ASSOCIATE C/O TAX DEPT- MAGINEL RUSS 9700 US HWY 290 EAST AUSTIN, TX 78724
263-62 SPICE BOY LLC	12 HERITAGE WY	263-62	SPICE BOY LLC 12 HERITAGE WY GLOUCESTER, MA 01930
264-56 BUTMAN P M JR & SHLOPAK G P	17 POND RD	264-56	BUTMAN P M JR & SHLOPAK G P 19R POND RD GLOUCESTER, MA 01930
264-36 19 POND ROAD LLC	19 POND RD	264-36	19 POND ROAD LLC 19 POND RD GLOUCESTER, MA 01930
264-34 21 POND ROAD LLC C/O SHLOPAK LESLEE ELLEN	21 POND RD	264-34	21 POND ROAD LLC C/O SHLOPAK LESLEE ELLEN 3 HARRIET RD GLOUCESTER, MA 01930

City of Gloucester Abutters Report

Abutters to Parcel: Map-Lot-Unit **263-64**

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ABUTTER	STREET ADDRESS	PARCEL NO.	TAX BILL ADDRESS

The Gloucester Board of Assessors certifies that the Abutters Report program written to create a list of the names and addresses of property owners from the applicable tax list has been reviewed. To the best of our knowledge and belief the Abutters Report program generates an accurate list from the most recent tax list of the assessed owner of record and the mailing information of the parties in interest as defined within and required by the law and therefore the within document constitutes a certified abutters list.

Nancy A. Papows, MAA
Gary I. Johnstone, MAA
Bethann B. Godinho, MAA
GLOUCESTER BOARD OF ASSESSORS

City of Gloucester Assessors' Office, City Hall, 9 Dale Avenue, Gloucester, MA 01930

4/5/2017

City of Gloucester Abutters Report

Abutters to Parcel: Map-Lot-Unit **263-64**

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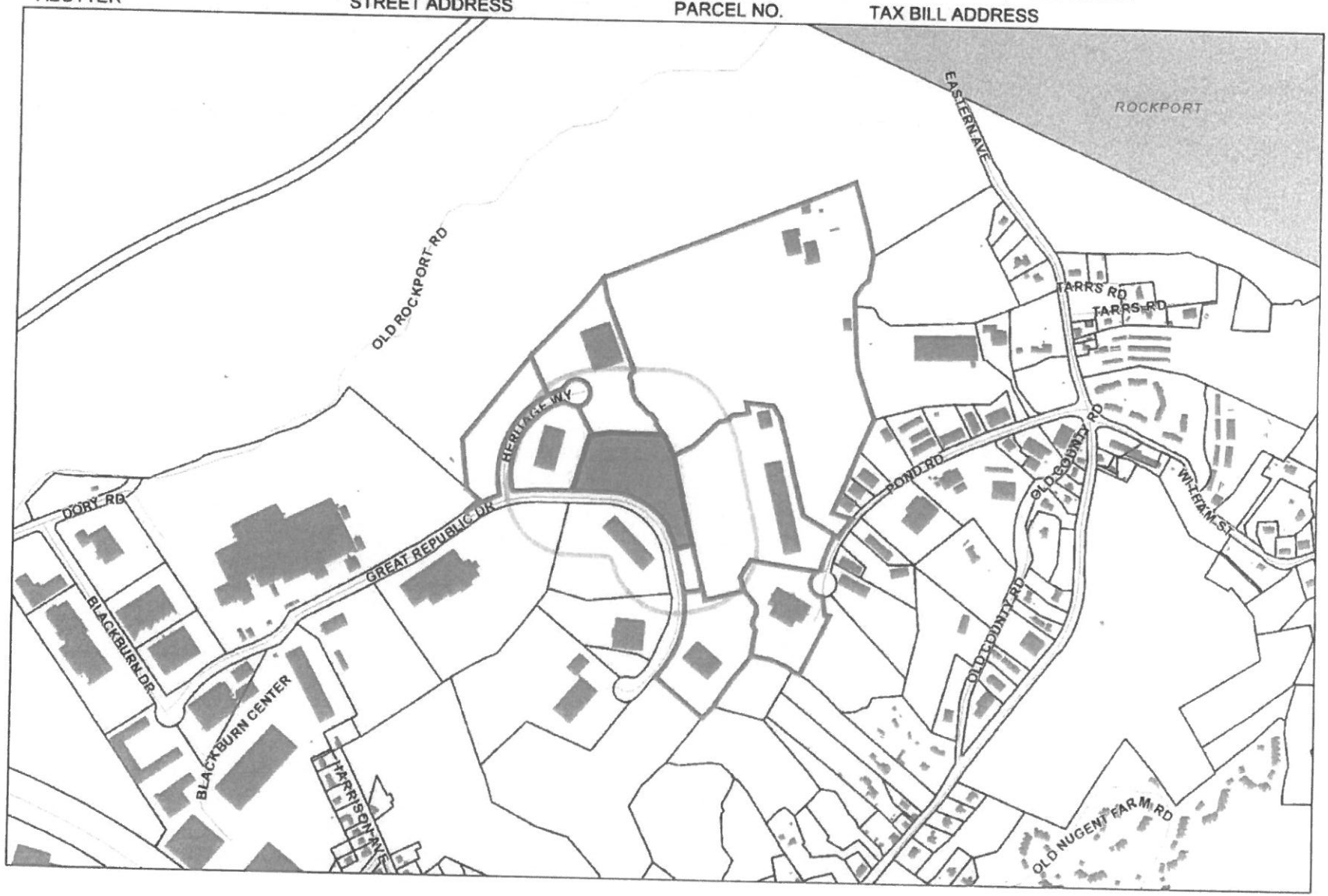
ABUTTER	STREET ADDRESS	PARCEL NO.	TAX BILL ADDRESS



CITY OF GLOUCESTER 2017
CITY COUNCIL ORDER

ORDER:	**CC#2017-009**
COUNCILLORS:	**Joseph M. Orlando, Jr.**

DATE RECEIVED BY COUNCIL:	**03/28/2017**
REFERRED TO:	**P&D & Planning Board**
FOR COUNCIL VOTE:	

ORDERED that the Gloucester Zoning Ordinance shall be **AMENDED** as follows:

I. **AMEND** section 1.5.1 to **ADD**:

(d) Zoning Administrator: An application to the Zoning Administrator for a special permit may be submitted at any time to the City Clerk, who shall time-stamp it. Copies of said application, with the City Clerk's time-stamp, shall forthwith be filed by the applicant with the Building Department and shall be accompanied by an application fee in the amount as set forth at Appendix B, Schedule of Fees Under the City of Gloucester Zoning Ordinance, payable by check or money order to the order of the City of Gloucester.

***NOTE- This is not currently a position we have, but could be appointed by the Zoning Board of Appeals and confirmed by the City Council.**

II. **ADD** a section 1.5.4.1 above 1.5.5

1.5.4.1 ZONING ADMINISTRATOR: Application Form and Content

(a) General: Applications for a special permit shall be in writing, on forms prescribed by the Zoning Board of Appeals and issued by the Building Department. The original application and all supporting documents shall be submitted with an original and one physical copy of the entire application package along with a digital copy thereof in PDF format emailed to ZoningAdmin@gloucester-ma.gov. *The application shall refer to the pertinent provisions of this ordinance and all other applicable statutes, ordinances, and regulations, and shall set forth (1) the name, address and telephone number of the applicant, (2) the name, address and telephone number of the record owner of the lot, if different, (3) the street address of the lot, (4) the assessors map and lot number of the lot, (5) the zoning district in which the lot and all abutting property is located, and (6) such other information as the Zoning Board of Appeals may specify in the prescribed form. In addition, applications for a special permit shall contain the following information:*

(b) "ZA" Special Permits: Where so indicated by "ZA" in Section 2.3, Use Tables, an application for a special permit pursuant to Sections 2.2.1 and 2.3 shall be accompanied by (see Section 5.29):

i. *Unexpired certificates of rental dwelling duly issued by the City of Gloucester Health Department for every unit seeking to be permitted;*
ii. *Unexpired multi-family inspection certificate issued pursuant to 780 CMR 1.00 matching the number of units seeking to be permitted;*
iii. *Certification as to lack of complaints by Building Department;*
iv. *Owner affidavit;*
v. *Evidence of at least 10 years of continuous use at current unit count;*
vi. *Completed Affordable Housing Restriction for Rental Units paperwork; and*
vii. *Filing fees made payable to Southern Essex District Registry of Deeds for permit and restriction.*

III. **AMEND** section 1.8.1 to **DELETE** *"and"* before *"the Planning Board"* and to **ADD** at end of paragraph: *"; and the Zoning Administrator shall review and approve or deny applications for a special permit for those uses identified as "ZA" in the Use Tables."*

IV. **AMEND** section 1.8.2 to **DELETE** and **ADD** new to read: *"When acting pursuant to this Section 1.8, the City Council, the Zoning Board of Appeals, the Planning Board, and the Zoning Administrator shall each be referred to as the Special Permit Granting Authority (hereinafter, "SPGA")."*

V. **AMEND** section 1.8.8 to **DELETE** *"or"* before *"at least two-thirds"* and to **ADD** at end of paragraph: *"; or by positive finding by the Zoning Administrator."*

VI. **AMEND** section 2.2.1 to **ADD**:

***"ZA** – A use which may be authorized by Special Permit issued by the Zoning Administrator pursuant to Section 1.8 of this ordinance, the application for which shall comply with the filing requirements of Section 1.5.4.1."*

VII. **AMEND** section 2.3.1 (residential use table) to **ADD** a line:

22. Continuation of pre-existing multi-family, one to six dwelling units

This line would have a new footnote (#9) in the footnote column and *"N"*s in all columns except for R-5 and R-10 (high density, and medium-high density residential), which would have "ZA".

*Footnote 9 below the table would say *"See Section 5.29"*

VIII. **AMEND** Section V to **ADD** a new section 5.29 – Certain Pre-Existing Multi-Family Use

5.29 – Certain Pre-Existing Multi-Family Use

5.29.1 Purpose

It is the purpose of this section to provide the owners of long-standing but improperly permitted / unpermitted multi-family properties in the high and medium-high density residential districts a path to bringing these properties into compliance with the GZO, acknowledging that such properties might not otherwise meet the dimensional requirements set forth in the GZO for their

existing multi-family use nor meet the statutory requirements to be granted for variances for such shortcomings.

It is also the purpose of this section to encourage the owners of long-standing but improperly permitted / unpermitted multi-family properties in the high and medium-high density residential districts to obtain the required inspectional certificates from the City of Gloucester Health Department and Building Department for multi-family uses.

It is also the purpose of this section to encourage the owners of long-standing but improperly permitted / unpermitted multi-family properties to contribute rental units to the City of Gloucester's stock of affordably priced rental units to assist the City in increasing the number of units available.

5.29.2 Definitions

Qualifying Property. *A property located in the R-5 or R-10 district on which three to six dwelling units, located in one or multiple structures on the property, have existed without any interruption(s) or discontinuation(s) lasting for one year or more at a time, or more than two years total, from no later than January 1, 2007, to present, and for which current certificates of rental dwelling issued by the City of Gloucester Health Department and a current multi-family inspection certificate pursuant to 780 CMR 1.00 for all units have been obtained*

5.29.3 Administration

The Special Permit Granting Authority shall be the Zoning Administrator, who may grant a multi-family special permit for a Qualifying Property based on the criteria below

5.29.4 Special Permit Requirements

(a) The record owner must obtain current certificates of rental dwelling issued by the City of Gloucester Health Department for each unit sought to be permitted;

(b) The record owner must obtain current inspection certificate issued by the City of Gloucester Building Department pursuant to 780 CMR 1.00 indicating the number of units sought to be permitted;

(c) An affidavit by the record owner, sworn under the penalties of perjury, that the number of units sought to be permitted have existed on the property since at least January 1, 2007, and, if they have not been the record owner since January 1, 2007, that the number of units sought to be permitted have existed on the property throughout their period of ownership;

(d) Certification by the Building Department that no complaints have been filed against the property within five years prior to application;

(e) The record owner must provide evidence of continuous use for number of units sought to be permitted pursuant to Section 5.29.5; and

(f) Fully executed Affordable Housing Restriction for Rental Units paperwork in the form prescribed by the Zoning Board of Appeals to restrict at least one rental unit as "affordable" in three- and four-unit properties and at least two rental units as "affordable" in five- and six-unit properties.

5.29.5 Evidence of Continuous Use

An applicant must provide at least two of the following items as proof of continuous use of a property for a certain number of units:

(a) Assessors' records showing consistent "occupancy" count;

(b) Utility bills for each unit (at least one bill per unit from each year), showing differentiated addresses (e.g. apartment or unit numbers) or differentiated billing names for same billing period;

(c) Voter registration data indicating multiple families at single address each year;

(d) Leases or other rental agreements for each year;

(e) vehicle excise tax records.

Further **ORDERED** that this matter be referred to the Planning and Development Standing Committee and the Planning Board for review and recommendation.

Joseph M. Orlando, Jr.
Councillor at Large