

CITY CLERK
GLOUCESTER, MA

2017 JUN -1 AM 8:01



GLOUCESTER CITY COUNCIL
Planning & Development Committee
Wednesday, June 7, 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 Around Cape Ann 25K Road Race on September 4, 2017 and Request to hold Run the Goose Road Race on September 4, 2017
2. ***SCP2017-007: Main Street #63, Map 7, Lot 34, GZO Sec. 3.2.2 “Dimensional Requirements for Multi-family Dwellings and their Accessory Uses (other than signs)” to decrease the minimum open space and lot area requirement for the conversion of the 2nd & 3rd floor office space into apartments***
3. ***SCP2017-006: Great Republic Drive #38, Map 263, Lot 64, GZO Sec. 1.5.3(c), 5.7 “Major Project” and Sec. 5.27 “Medical Marijuana Treatment Centers & Medical Marijuana Cultivation Facilities” (Cont’d from 05/17/17) (TBC 06/21/17)***
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” (Cont’d from 05/03/17)***
5. ***CC2017-014 (Memhard) Request that private way known as Starknaught Heights be accepted by the City as a public way, and that the name of the street be included in the city’s list of public ways***

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 25 AM 11:11

CITY OF GLOUCESTER – SPECIAL EVENTS PERMIT

NAME OF EVENT: Area 2500 Ann 25K DATE OF EVENT: Sept 4, 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: 4/25/17 Initial: JSenos Copy to Applicant: Date: 5/11/17 Initial: JSenos
Fec 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 Around Cape Ann 25K

1. Date: September 4, 2019 Time: from 7am to 12pm

Rain Date: _____ Time: from _____ to _____

2. Location: O'Malley School

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

4. Name of Organizer: Cape Ann YMCA City Sponsored Event: Yes No

Contact Person: Tim Short

Address: 71 Middle Street Telephone: _____

E-Mail _____ Cell Phone: 978-479-2738

Day of Event Contact & Cell Phone: Tim Short 978-479-2738

Official Web Site: www.northeastshrimpymca.org

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

6. Number of Attendees Expected: _____ Number of Participants Expected: 400

7. Is the Event Being Advertised? Yes ? Where? Road Race Calendar listings

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? 14+ Youth / Adult

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? Cape Ann YMCA

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 _____ What are the tent sizes: _____ (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.: 20 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:

Tom Short 978-479-2738

Cape Ann YMCA 978-283-0470

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

3. Locations of Water Stops (if any):

See Attached

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 the Police Department)
Where? _____

5. Start Location & Time for Participants: 8:00AM O'Malley School

6. Dismissal Location & Time for Participants: Race ends @ 1pm. on property until 3pm

7. Number of Participants: 500 600

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: Hayer Companies, 133 Federal Street 4th Floor Boston

9. Attach or Provide a Certificate of Insurance naming the City of Gloucester the Certificate Holder. MA 02110

CITY APPROVAL (FOR COMMITTEE MEMBERS USE ONLY):

NAME OF EVENT: Code Ann 25K **DATE OF EVENT:** Sept 4 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

- _____ 1. Special Events Advisory Committee _____
- _____ 2. Planning & Development Committee _____
- _____ 3. Gloucester Police Department _____
Is Police Detail Required? _____ No. of Details _____
Traffic, Parking & Transportation _____ Street Closure: _____
- _____ 4. Health Department _____
- BD 5. Building Inspector _____
- AD 6. Electrical Inspector _____
- me 7. Department of Public Works: _____
Use of City Property: Yes/No Location if yes: _____ Permits: _____
- SMS 8. Gloucester Fire Department _____
Is a Fire Detail Required? _____ No. of Details 1 EMS _____ Use of Propane: _____
(Attach EMS Memo)
- _____ 9. Licensing Commission (includes vendors) (Through City Clerk: _____
- _____ 10. Licensing Board (Alcohol): _____
- cej 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.

[Signature]
Signature of Applicant

April 10, 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.

Signature of Applicant

April 10, 2017



Cape Ann YMCA
 71 Middle Street
 Gloucester, MA 01930
 978.283.0470
 fax 978.283.3114

Greater Beverly YMCA
 254 Essex Street
 Beverly, MA 01915
 978.927.6855
 fax 978.927.6530

Haverhill YMCA
 81 Winter Street
 Haverhill, MA 01830
 978.374.0506
 fax 978.373.0710

Ipswich Family YMCA
 110 County Road
 Ipswich, MA 01938
 978.356.9622
 fax 978.356.0625

**Lynch/van Otterloo
 YMCA**
 40 Leggs Hill Road
 Marblehead, MA 01945
 781.631.9622
 fax 781.639.0190

Salem YMCA
 One Sewall Street
 Salem, MA 01970
 978.744.0351
 fax 978.740.9168

**YMCA of the
 North Shore**
 245 Cabot Street
 Beverly, MA 01915
 978.922.0990
 fax 978.922.7602



CITY CLERK
 GLOUCESTER, MA

2017 APR 25 AM 11:11

FOR YOUTH DEVELOPMENT
 FOR HEALTHY LIVING
 FOR SOCIAL RESPONSIBILITY

April 10, 2017

Applicant:
 Cape Ann YMCA
 71 Middle Street
 Gloucester, MA 01930

Dear City Council Member(s):

The Cape Ann YMCA is asking the Gloucester City Council to approve the use of roads and the main courtyard in front of the O'Maley School/Talbot Rink for the 85th running of the Around Cape Ann 25K Road Race and the 14th running of the Run the Goose 7K on September 4, 2017. We expect 500-600 participants.

Around Cape Ann Race Schedule

- The race would start at the O'Maley School on the access road in front of the Talbot Rink at 8:00am. The race would end approximately 1:00pm and we would be on the property until 3:00pm.
- It is our intent to have a letter from the Director of Public Works, Mike Hale for the use of this school property for the day.
- We request permission to post "Runner's in the Road" signs at key locations along the course for safety purposes. These signs would be posted on the morning of September 3, 2016 and removed by 3:00pm that same afternoon.

Run the Goose Race Schedule

- The race would start on Cherry St at the intersection of Cherry and the entrance to the O'Maley School at 8:00am. The race would end approximately 9:30am and we would be on the property until 3:00pm.

Regards,

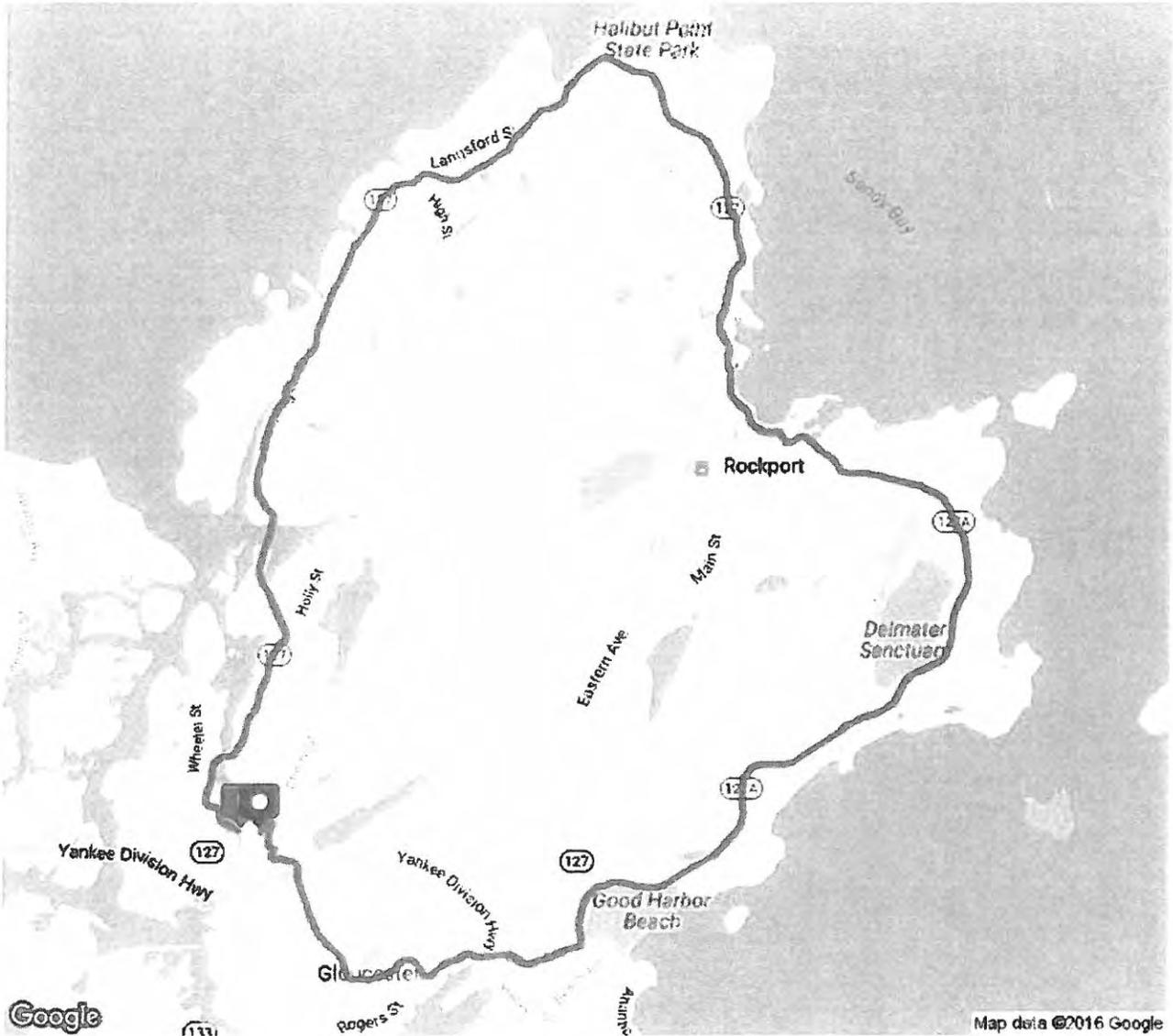
Tim Short
 Race Director
 Cape Ann YMCA
shortt@northshoremca.org
 978.479.2738

www.northshoremca.org



Around Cape Ann 25K Road Race 2016
Distance: 15.53 mi
Elevation: 765.09 ft (Max: 114.8 ft)

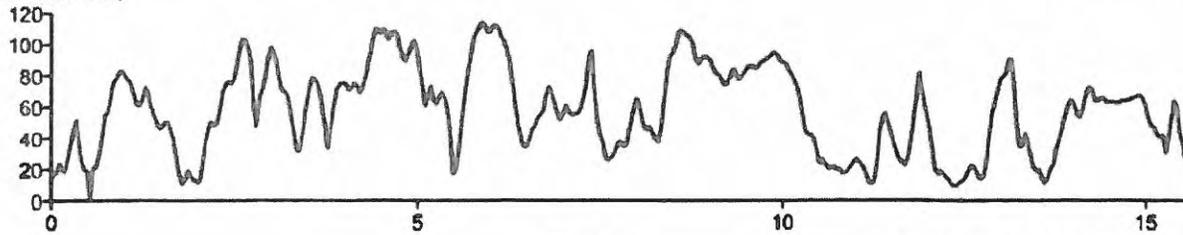
mapmyrun



Google

Map data ©2016 Google

ELEVATION (ft)



Miles

Copyright (c) 2016 MapMyFitness Inc.

Around Cape Ann 25K Road Race

New START/FINISH

START: Dr. Osman/Babson Rd at concrete bench by Nate Ross Field

RIGHT ARROW – Right onto Washington from Osman Babson

MILE 1: 491 Washington St

MILE 2 : Stone bridge before Dennison – “20 mph” sign

MILE 3: Ames Drive / Near 875 Washington St

MILE 4: Young Ave

RIGHT ARROW – Right onto Washington from Washington (at Washington & Langsford – RTE 127)

MILE 5: Washington & Woodbury

MILE 6: 212 Granite St.

MILE 7: Granite Rd & Landmark

LEFT ARROW – Left onto Beach St from Granite St.

MILE 8: Beach St & Main St?

STRAIGHT ARROW – On Main St going against traffic

CONE a lane along Main St – runners going against traffic until School St

RIGHT ARROW – onto School St from Main St

LEFT ARROW- onto Broadway from School St

RIGHT ARROW – onto Mt Pleasant from Broadway (at Lighthouse in middle of the road)

MILE 9: Firebox near Straitsmouth Way by 63 South St ?

MILE 10: Thatcher at “Slow Children” sign after fork in road at South & Thatcher

MILE 11: Thatcher Rd – at beginning of shorter guardrail on the right

MILE 12: Thatcher Rd & Witham

RIGHT ARROW – onto Bass Ave from Thatcher

MILE 13: 78 Bass Ave

CITY CLERK
GLOUCESTER, MA

2017 APR 25 AM 11:11

CITY OF GLOUCESTER – SPECIAL EVENTS PERMIT

NAME OF EVENT: Run the Course DATE OF EVENT: September 4, 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 x 11 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: 4/25/17 Initial: JMS Copy to Applicant: Date: 5/11/17 Initial: JMS
Fee Paid: \$ JMS

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 Run the Goose

1. Date: September 4, 2017 Time: from 7am to 12pm

Rain Date: Time: from to

2. Location: O'Malley School

3. Description of Property & Name of Owner: Public [checked] Private

4. Name of Organizer: Cape Ann YMCA City Sponsored Event: Yes No [checked]
Contact Person: Tim Short
Address: 71 Middle Street Telephone:
E-Mail: Short@capannymca.org Cell Phone: 978-479-2738
Day of Event Contact & Cell Phone: Tim Short 978-479-2738
Official Web Site: www.capeannymca.org

5. Are street closures required: Yes No [checked] If yes, where:

6. Number of Attendees Expected: Number of Participants Expected: 200-300

7. Is the Event Being Advertised? Yes? Where? Road Race Calendar listing Yearbook
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? 14+ Youth / Adult

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: [checked] Who will benefit financially from this event? Cape Ann YMCA

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

- A. Vending: Food Beverages Alcohol Goods Total No. of Vendors*
B. Entertainment: (Subject to City's Noise Ordinance) Live Music DJ Radio/CD
C. Games/Rides: Adult Rides Kiddie Rides Games Raffle (requires City permit*)
D. Tents: Yes No. If yes, how many What are the tent sizes:
E. Clean Up: No. of additional trash receptacles required No. of additional recycling receptacles required
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:

Tim Short 978-479-2738
Cape Ann Ymca 978-283-0470

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

3. Locations of Water Stops (if any): Goose Cove Parking lot

4. Will Detours for Motor Vehicles be required? No If so, where and what length of time:

4A. Are street closures required? No (This is determined by the Police Department)
Where? _____

5. Start Location & Time for Participants: Start on Cherry St. @ intersection of Cherry and entrance to O'Malley School at 8 AM

6. Dismissal Location & Time for Participants: race ends at 9:30am, would still be on property until 3pm

7. Number of Participants: 200

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: Hayes Companies 133 Federal Street 4th Floor

9. Attach or Provide a Certificate of Insurance naming the City of Gloucester the Certificate Holder. 1250MA 02110

CITY APPROVAL (FOR COMMITTEE MEMBERS USE ONLY):

NAME OF EVENT: Run the Course DATE OF EVENT: September 4, 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

- BM 1. Special Events Advisory Committee _____
- _____ 2. Planning & Development Committee _____
- JMS 3. Gloucester Police Department Contact Police Chief prior to event.
- J. McCarthy Is Police Detail Required? _____ No. of Details _____
- Traffic, Parking & Transportation _____ Street Closure: _____
- _____ 4. Health Department _____
- al 5. Building Inspector _____
- al 6. Electrical Inspector _____
- ne 7. Department of Public Works: _____
- Use of City Property: Yes/No Location if yes: _____ Permits: _____
- SMS 8. Gloucester Fire Department _____
- Is a Fire Detail Required? _____ No. of Details 1 EMS _____ Use of Propane: _____
- (Attach EMS Memo)
- _____ 9. Licensing Commission (includes vendors) (Through City Clerk: _____
- _____ 10. Licensing Board (Alcohol): _____
- cej 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.

[Signature]
Signature of Applicant

April 10, 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.

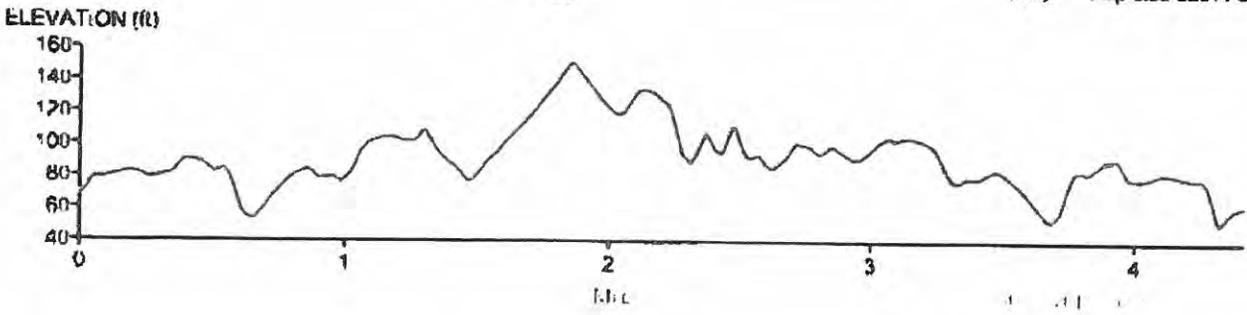
Signature of Applicant

April _____, 20 *17*



mapmyrun

Run the Goose 7K Map
Distance: 4.43 mi
Elevation: 145.3 ft (Max: 151.9 ft)



Map data ©2014 Google



Cape Ann YMCA
 71 Middle Street
 Gloucester, MA 01930
 978.283.0470
 fax 978.283.3114

Greater Beverly YMCA
 254 Essex Street
 Beverly, MA 01915
 978.927.6855
 fax 978.927.6530

Haverhill YMCA
 81 Winter Street
 Haverhill, MA 01830
 978.374.0506
 fax 978.373.0710

Ipswich Family YMCA
 110 County Road
 Ipswich, MA 01938
 978.356.9622
 fax 978.356.0625

**Lynch/Van Otterloo
 YMCA**
 40 Leggs Hill Road
 Marblehead, MA 01945
 781.631.9622
 fax 781.639.0190

Salem YMCA
 One Sewall Street
 Salem, MA 01970
 978.744.0351
 fax 978.740.9168

**YMCA of the
 North Shore**
 245 Cabot Street
 Beverly, MA 01915
 978.922.0990
 fax 978.922.7602

CITY CLERK
 GLOUCESTER, MA

2017 APR 25 AM 11:11

FOR YOUTH DEVELOPMENT
 FOR HEALTHY LIVING
 FOR SOCIAL RESPONSIBILITY

April 10, 2017

Applicant:
 Cape Ann YMCA
 71 Middle Street
 Gloucester, MA 01930

Dear City Council Member(s):

The Cape Ann YMCA is asking the Gloucester City Council to approve the use of roads and the main courtyard in front of the O'Maley School/Talbot Rink for the 85th running of the Around Cape Ann 25K Road Race and the 14th running of the Run the Goose 7K on September 4, 2017. We expect 500-600 participants.

Around Cape Ann Race Schedule

- The race would start at the O'Maley School on the access road in front of the Talbot Rink at 8:00am. The race would end approximately 1:00pm and we would be on the property until 3:00pm.
- It is our intent to have a letter from the Director of Public Works, Mike Hale for the use of this school property for the day.
- We request permission to post "Runner's in the Road" signs at key locations along the course for safety purposes. These signs would be posted on the morning of September 3, 2016 and removed by 3:00pm that same afternoon.

Run the Goose Race Schedule

- The race would start on Cherry St at the intersection of Cherry and the entrance to the O'Maley School at 8:00am. The race would end approximately 9:30am and we would be on the property until 3:00pm.

Regards,

Tim Short
 Race Director
 Cape Ann YMCA
shortt@northshoremca.org
 978.479.2738



www.northshoremca.org



CITY OF GLOUCESTER
GLOUCESTER, MASSACHUSETTS 01930

CITY CLERK
GLOUCESTER, MA

2017 MAY 12 AM 10:00

CITY OF GLOUCESTER
Special Council Permit – Application

July 17, 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)
Grant Special Permit under Section 3.2.2.

Applicant's Name: Gloucester Harbor Company, LLC

Owner's
Name: _____

(if different from applicant)

Location: 63 Main Street Map # 7 Lot # 34
(Street Address)

Zoning Classification: CB

- 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:	<u>\$350.00</u>
City Clerk (received):	<u>5/12/17</u>
City Council (received):	<u>5/23/17</u>
Public Hearing (ordered):	_____
Public Hearing (opened):	_____
Public Hearing (closed):	_____
Final Decision:	_____
Disposition	_____
(Approved, Denied, Approved w/conditions)	

APPLICANT:
[Signature]
Name (Signature)

30 Mystic Ave, Winchester, MA 01890

Address

781-858-5280

Telephone

Certified for completeness:

Building Inspector: [Signature] Date: 5/10/17
Planning Director: [Signature] Date: 5/11/17

Section 1.8.3 (Use additional sheets, if necessary)

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

The two new apartments proposed will provide needed housing opportunity and will support one of the stated purposes of the Community Development Plan for the City of Gloucester 2001, Section III.B.2

2. Traffic flow and safety:

Converting two offices on 2nd & 3rd floor to one bedroom apartments will not cause any interference with traffic flow and has no safety issues.

3. Adequacy of utilities and other public services:

The utilities and public services are adequate to service two one bedroom apartments That are being converted from two office suites.

4. Neighborhood character and social structure:

Converting the 2nd & 3rd floor into apartments enhances the neighborhood character and social structure and is keeping with the goals set out in the Community Development Plan for the City of Gloucester, 2001, for the development of downtown.

5. Qualities of the natural environment:

There is no expansion of the exterior of the building and there will be no negative impact on the natural environment.

6. Potential fiscal impact:

Conversion of two empty offices to two one bedroom apartments will provide additional taxes

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: Gloucester Harbor Company, LLC

Address: 30 Mystic Ave, Winchester, MA 01890

Tel.# Days 781-858-5280 Evenings _____

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

2. Owner, if other than applicant:

Name: _____

Address: _____

Tel.# Days _____ Evenings _____

3. Property:

Street address: 63 Main Street

Assessor's Map: 7 Lot: 34

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

Essex South District Registry of Deeds

Deed recording: Book _____ Page _____ Land Court Department C82651

Plan recording: Plan# 16484-A (Land Court)

Property is located in the Central Business zoning district.

4. Nature of relief requested:

Special permit pursuant to Article/Section 3.2.2. of the Zoning Ordinance/By-

Law which authorizes minimum open space and lot area per dwelling unit to permit grant Special

Permit to decrease minimum open space and lot area requirement.

Detailed explanation of request:

Applicant process of obtaining Special Permit/Variance from ZBA to convert existing bldg from
Retail to Retail/Multifamily use to convert 2nd & 3rd story from offices to two one bedroom
apartments. Required minimum open space is 2500 ft². available space is 1460 ft² Required
minimum lot area is 5,000 ft². available lot area is 3496 ft²

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:

The granting of the Special Permit will allow the conversion of two office units on the 2nd & 3rd floor of a
pre-existing non-conforming structure into two one bedroom apartments will have a positive impact on the
development of the downtown District and will further the goals of the Community Development Plan for the
City of Gloucester, 2001

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

The conversion is in harmony with the pre-existing structure and with the goals of the Community Development Plan
for the City of Gloucester, 2001, Sec. III.B.2

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: Mark L. Nestor, Esq.

Address of Representative: 45 Middle Street, Ste 1, Gloucester, MA 01930

Tel. # Days 978-283-71417 Evenings _____

Relationship of representative to owner or equitable owner:

Attorney

I hereby authorize Mark L. Nestor to represent my interests before
the Special Permit Granting Authority with respect to this Special Permit Application.

(Signed by owner/equitable owner) _____

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

Mark L. Nestor mgr 4/11/17
Signature of Applicant Date

Signature of Owner, if other than Applicant Date

Signature of Equitable Owner who is filing application to satisfy condition of Purchase and Sales agreement Date

CITY OF GLOUCESTER - CITY COUNCIL

APPLICATION FOR SPECIAL COUNCIL PERMIT

PROPERTY ADDRESS: 63 MAIN STREET, GLOUCESTER, MA

CONTINUATION SHEET:

(REASONS IN SUPPORT OF REQUESTED RELIEF):

1. **BACKGROUND:** The applicant sought a Special Permit from the Zoning Board of Appeals to convert the building from a retail/office use to a mixed use retail/multi-family with a retail entity on the 1st floor and converting the offices on the 2nd and 3rd floor to one (1) bedroom apartments on each floor. There is no plan to expand the exterior of the building and so it is submitted that this conversion is permissible pursuant to Sec. 2.2.2 of the Gloucester Zoning Ordinance. 63 Main Street is a portion of the parcel identified as 55 Main Street according to the Assessor's Card.

2. **OFF-STREET PARKING ISSUE:** The residential units in the building will be above the ground floor in a structure which has existed as of February 1, 1990, and contains on permitted non-residential use on the ground floor located with the CB District and hence the Applicant does not have to provide off-street parking pursuant to Sec. 4.1.1(d) of the Ordinance.

3. **REQUEST FOR VARIANCES OF DIMENSIONAL REQUIREMENTS (ZBA):** There are multi-family dimensional requirements in the Central Business District. This is an existing building that is being converted from a retail/office(commercial) use to a retail/multi-family use in an existing building with the creation of two (1) bedroom apartments. The Applicant has already filed a Petition for the granting of the dimensional requirements under section 3.2.2 with the ZBA. The basis for same is that the City of Gloucester in 2001 published the Community Development Plan for the City of Gloucester, 2001. Contained within said Plan was an entire section devoted to Downtown (Section III.B), a copy of which is attached. The Goal set out in the Plan (Sec. III.B.2) was to:

"Make Downtown Gloucester the center of the commercial and civic life of the city with a **variety and vitality of uses** (my

emphasis) and attractiveness of historic buildings (**63 Main Street was built in 1900**), pleasant streetscapes and connections to the harbor."

One of the objectives of the 2001 Plan was:

"Expand opportunities for both market and affordable housing in the downtown, **including use of space above street level businesses** (my emphasis). "(Sec. III.B.3)

Finally, one of the Strategies set out in the 2001 Plan (Sec.III.B.4) was to "**Encourage mixed use of commercial and residential properties.**" (Strategy 4).

The Applicant suggests that what it is proposing for 63 Main Street complies and conforms to the visions set out in the 2001 Plan. Further, the Applicant submits that the intention of the 2001 Plan was to allow by right the conversion of an office/retail building into a multi-family building. However, it appears that the dimensional and use requirements set out in the Zoning Ordinance has not yet been adjusted to totally reflect the goals and strategies outlined in the 2001 Plan.

Status of ZBA: The ZBA conducted a hearing on the petitioner's application on April 13, 2017. There was no opposition. The ZBA voted unanimously to grant both the Use Special Permit as well as grant the requested variances. The Petitioner is awaiting the issuance of the written decision and the expiration of the 20 day appeal period.

4. **REQUEST FOR SPECIAL PERMIT - CITY COUNCIL:** The petitioner was also seeking a variance/special permit for minimum lot area per dwelling unit and minimum open space per dwelling unit. Since only the City Council has the authority to grant a Special Permit decreasing those areas pursuant to §3.2.2(a), the requested relief is as follows:

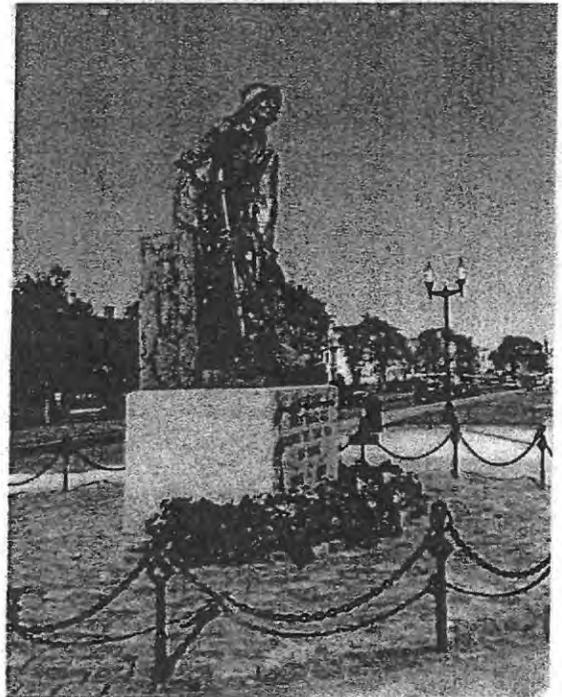
<u>Category</u>	<u>Required</u>	<u>Existing</u>	<u>Relief Req</u>
Minimum Lot Area per			
Dwelling unit	5000	3496	1504
Minimum Open Space per			
Dwelling unit	2500	1460	1040

Based upon the above, the Petitioner would request that the City Council grant the application and decrease the minimum requirements for this conversion and allow the Applicant to convert and renovate 63 Main Street and add two additional housing units on Main Street.

The Petitioner has set out in the basic application how it addresses the criteria for the granting of this Special Permit.

CITY OF GLOUCESTER

THE COMMUNITY DEVELOPMENT PLAN FOR THE CITY OF GLOUCESTER, 2001



A Comprehensive Plan

Prepared for:
The City of Gloucester, Massachusetts

Assembled by:
The Cecil Group, Inc.

August 13, 2001

III.B. DOWNTOWN

Busy Downtown Gloucester, adjacent to Gloucester Harbor, reflects the commercial history of the city, from late Federal brick and solid Victorian buildings, with varied uses, to working wharves, and a lumberyard and the Coast Guard Station at the water's edge.

Residents and visitors like to be in the downtown, doing business or just walking. Traffic is sometimes heavy, and parking is often tight. It is truly a mixed-use district, with retail and commercial services, the Post Office and City Hall, library, social institutions, and a new generation of residents and businesses. Despite long-standing public and private effort to upgrade buildings and amenities to keep downtown and Main Street commercially alive, the area requires continued attention and investment. Much of downtown remains underused; some public and private properties are in relatively poor condition. The future offers continued opportunity for upgrading and face-lifting.



III.B.1 RESOURCES AND TRENDS

Downtown can be generally defined as the area inside Route 128, from Grant Circle Rotary to Fort Square, along 'the Boulevard', to the intersection of Main Street and East Main Street, and back to Grant circle. It includes an active civic center and is fundamentally linked to the harbor - physically, economically and historically.

City land use maps reveal a patchwork pattern of interwoven uses in this district, with clusters of similar uses along the meandering, yet linking, streets. Downtown is densely developed and densely populated, by any measure. With only about 5 percent of the city's land area, it is home to nearly 22 percent of the population, in a combination of single family and multi-family housing units. Zoning includes the R4 designation, the city's highest residential density, allowing up to 5 units per 5,000 square-foot lot, and makes up about half of the land in the downtown area. Architecture is primarily vernacular, with simple lines and peaked roofs.



At the same time, the downtown area supports almost half of the largest employers - Gorton's with over 250 employees, Shaw Markets, Gloucester High School, Fuller School, Strong Leather, and the YMCA contribute substantially to the employment base. These figures reveal the array of businesses and institutions located here; retail, office, restaurants - from European bistros to traditional seafood - industry, institutions and government are all well represented.

Variety makes downtown inviting. The West End of Main Street, featuring wonderfully restored brick buildings and sidewalks and period lighting, with occa-

DOWNTOWN

sional open spaces and side-streets, provides a pedestrian-friendly walkway. The central section has been enlivened with building façade improvements, planters, benches, and trees. The East End, however, has little "street furniture", is too wide in places, needs sidewalk and lighting improvements, and generally feels less hospitable. Rogers Street, which runs parallel to Main Street, is wide and unfriendly to pedestrians, with few amenities and heavy large truck traffic and parking. Many recommendations from the 1992 "Gillham & Gander Streetscape Study", a downtown improvement plan, remain to be completed; these would extend pedestrian amenities to Rogers Street and the length of Main Street.

As true of most busy commercial districts, parking and traffic are concerns, and downtown and the civic center depend on a well-orchestrated system for both. These issues are discussed in the Transportation section of this Plan.

The City has long recognized that the downtown needs special support because of the economic and physical challenges it faces. Although many improvements have made downtown more pleasant and efficient, the work is not complete. The Downtown Development Commission (DDC) has lead responsibility for working in concert with City agencies, businesses and institutions. Together, they should expand their stewardship in order to maintain the community vision of a diverse and busy downtown.



III.B.2. GOAL

Make Downtown Gloucester the center of the commercial and civic life of the city, with a variety and vitality of uses and attractiveness of historic buildings, pleasant streetscapes and connections to the harbor.

III.B.3. OBJECTIVES

- Accomplish consistent and progressive steps to enhance the visual quality and vitality of the Downtown, through the Downtown Development Commission and a centrally managed process.
- Secure funding and implementation of a range of improvements, including public restrooms and completion of the sidewalk and streetscape improvement program.
- Revitalize the East End of downtown.

- Keep downtown clean of trash and litter.
- Maintain diversity of downtown services that attract residents and visitors.
- Expand opportunities for both market and affordable housing in the downtown, including use of space above street level businesses.
- Establish design guidelines and review processes for new development, additions, and restorations.
- Implement a comprehensive traffic and parking management strategy, including public transit improvements.
- Improve signage to destinations, attractions, and parking areas.

III.B.4. STRATEGIES

Strategy 1. Establish clear stewardship responsibilities for the Downtown, and provide the resources to fulfill them.

Gloucester's downtown, perched at the edge of the harbor, embodies the positive qualities of a commercial and civic center, where public and private uses are concentrated to create a high level of activity and special identity. Gloucester has maintained the historic character and vitality of its downtown, yet has a list of improvements and visions yet to be accomplished. Unlike in the past, the quality of the downtown environment cannot be sustained through market forces and isolated public investment; it needs constant stewardship to coordinate public and private investments and programs to ensure a positive future.

City leadership, the Community Development Department and business community must establish a clear allocation of responsibility and dedicate resources to the ongoing stewardship of the Downtown, through the Downtown Development Commission (DDC), with assistance from the Grants Office and the Cape Ann Chamber of Commerce. The DDC needs a renewed formal charge and direction for program initiatives, an infusion of resources to design and implement plans, and supportive and energetic participation of business and community leaders. The mission of the DDC is broad, as follows:

"It shall be the mission of the downtown development commission to encourage economic revitalization within a context of historic preservation, community involvement and activities, a strong identity and tourism. The commission shall undertake, but not be limited to, the following activities:

DOWNTOWN

- Examine and evaluate conditions on an ongoing basis.
- Propose and promote physical improvements.
- Coordinate public and private efforts.
- Encourage, in cooperation with the Cape Ann Chamber of Commerce, a creative marketing plan, coordinated advertising, promotions and special events.
- Promote establishment of new business.
- Encourage the establishment of special committees, composed of municipal officials, bankers, merchants, industrialists, preservationists, chamber of commerce officials, downtown residents, design professionals, developers, real estate brokers, and others concerned with downtown.
- Promote and encourage the proper mix of goods, services, housing, recreation and entertainment.
- Coordinate, through the community development department, the activities related to downtown of the historical commission, the historic district commission, the waterways board, the planning board, the tourism commission, the economic development and industrial corporation, the redevelopment authority, and the housing authority."

Strategy 2. Complete physical improvements to the Downtown through a coordinated effort to secure funding, finalize designs and implement recommended changes.

Physical improvements are needed Downtown to enhance it as a place to work, visit and live. Downtown should provide interesting streets, with well-kept streetscape and the varied uses that line the sidewalks. It should express the historic heritage of Gloucester through preservation and restoration of its architecture. The district should be animated by activity, as the venue for delightful public events and art displays. The adjacent civic center is a pleasant place for the Library, museums, YMCA, City Hall and other resources. Downtown should be linked to the sea through attractive sidewalks and views to the Harbor.

Many of these improvements have been suggested in earlier plans and studies, including the streetscape program in the 1992 report by Gillham & Gander and the 1997 Downtown Vision process. Other improvements are linked to recommendations within this Plan: pedestrian and parking improvements, historic preservation, and improved harbor access. The DDC, assisted by the Community Development Department and the Department of Public Works, in cooperation with the Cape Ann Chamber of Commerce, should review potential

DOWNTOWN

improvements and prepare a program to design, fund, and implement a coordinated set of changes, to include the following:

- Direct available state and local resources to already planned streetscape and landscape improvements as recommended by the 1992 Gillham and Gander Report, including completion of handicapped access accommodations.
- Continue the building and Façade Improvement Program, administered by the Grants Office.
- Maintain and improve visual and pedestrian links to the harbor and to the civic center, reinforced by streetscape improvements.
- Clean up and maintain streets and sidewalks, routinely, with well-coordinated plans.
- Provide public restrooms in convenient locations, with easily understood directional signage.

The Downtown Development Commission should prioritize recommendations, actions and grants to improve the east end of the downtown. This end of downtown lags behind other areas in development, condition of the streets and sidewalks, buildings and parking areas. Public investment may stimulate private initiatives to improve the area.

Strategy 3. Create and manage ongoing programs to improve the image and market the Downtown.

There is more to a vital downtown than "bricks and mortar". The following promotion and maintenance program should provide for a consistent and high quality image, through cooperative stewardship:

- Support business-based programs for special events and seasonally marketed programs.
- Promote downtown to Gloucester visitors, improving market vitality.
- Clean up and maintain the streets and sidewalks, providing trash receptacles and routinely removing trash and litter.
- Market downtown to prospective businesses to fill vacant storefronts and office space.

Strategy 4. Encourage mixed use of commercial and residential properties.

Downtown Gloucester is well suited to the preferences of an increasing number of people at all income levels who elect to live in urban locations. Downtown and the entire city will benefit from new development that uses second and third floor space to create a mix of commercial and residential uses, including artists' live/work spaces, and contributes to the sense of activity and security on the street.

Furthermore, several buildings on Main Street, and the adjacent commercial areas, are single-story and provide an opportunity to add height and space for residential and/or commercial use.

Strategy 5. Develop a Site Plan and Design Review process.

The economic future of downtown is linked to quality and character of design. More so than in any other part of the city, unattractive buildings and poorly planned and uncoordinated sites detract from the appearance and function of the entire district and discourage investment in neighboring properties.

A common-sense strategy for the mutual benefit of all property owners, as well as the city-as-a-whole, is to develop design guidelines and a review process to support a consistent quality of development and protect historic character. Design guidelines should be developed in concert with the district-based planning discussed in the Villages and Neighborhoods, Section III. C, element of this Plan. This review process that protects historic character and connections to the Harbor and the Civic Center should include the DDC, downtown business and property owners, design professionals, Historical Commission, Historic District Commission, and appropriate departments in City Administration.

Strategy 6. Coordinate efforts with the Historic District Commission, and the Civic Center and Historic District.

Downtown Gloucester, the so-called "heart of the city," includes a civic center core, with historic and architecturally interesting buildings. This area should be included in general downtown planning, the Site Plan and Design Review Process, and Façade Improvement Program, where it applies, in cooperation with the Historic District Commission, which has stewardship for the Historic District.

Strategy 7. Improve the Railroad Avenue railway station and adjacent area as a gateway to Downtown.

The Railroad Avenue railway station is one of several gateways to the city. Plans for the improvement of the station and the adjacent neighborhood have long been in the making. The DDC should continue to urge these improvements and work with city and state officials

to bring the plans to fruition. The DDC should aggressively pursue station façade improvement, additional parking for commuter train riders, and thematic links between the station and downtown.

Strategy 8. Create a Downtown Traffic and Parking Plan that improves accessibility and supports the vitality of the downtown area.

Cooperative effort by the DDC, City staff, and the business community should continue to seek evolving improvements to traffic movement and convenient parking in downtown. The city-wide Transportation and Access Management Plan should include a Downtown Traffic and Parking element that promotes effective locations and efficient management for parking, and improves the perception of convenience. This effort should direct employees of downtown businesses and City agencies to alternative long-term parking locations, reserving central spaces for visitors and business patrons. This effort should also include signage that directs people to appropriate locations for both long and short-term parking.

The Traffic and Parking Plan should examine methods to increase service and use of public transportation, including innovative methods of shared vehicles and service-on-demand.

Strategy 9. Seek local, regional, state and federal funding to support Main Street and Downtown improvement.

The DDC should dedicate serious effort to search for funding, and the Community Development Department and the Grants Office should continue to seek and make funds available.

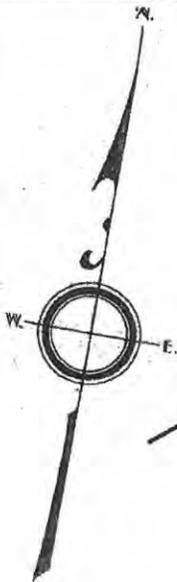
16484A

PLAN OF LAND IN GLOUCESTER

Robert G. Hennessy & Paul A. Polisson

Surveyors.

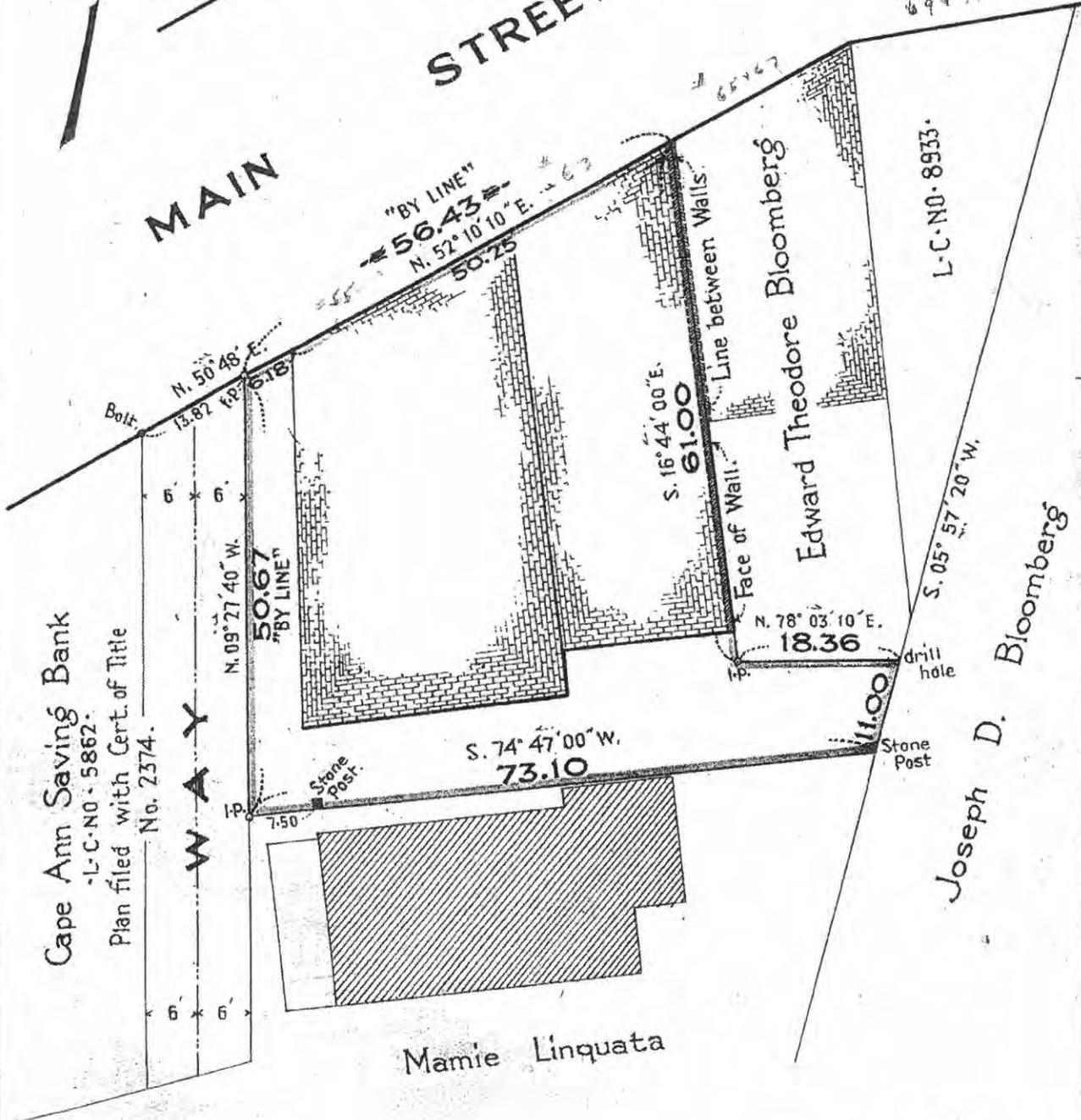
APRIL 27, 1937.



MAIN STREET

Cape Ann Saving Bank
-L.C.-NO.-5862.
Plan filed with Cert. of Title
No. 2374.

WAY



"BY LINE"
56.43
N. 52° 10' 10" E.

S. 16° 44' 00" E.
61.00

N. 78° 03' 10" E.
18.36

S. 74° 47' 00" W.
73.10

L.C. NO. 8933

S. 05° 57' 20" W.

Edward Theodore Bloomberg

Joseph D. Bloomberg

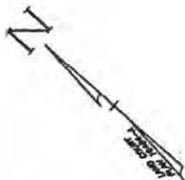
Mamie Linqata

Book 50

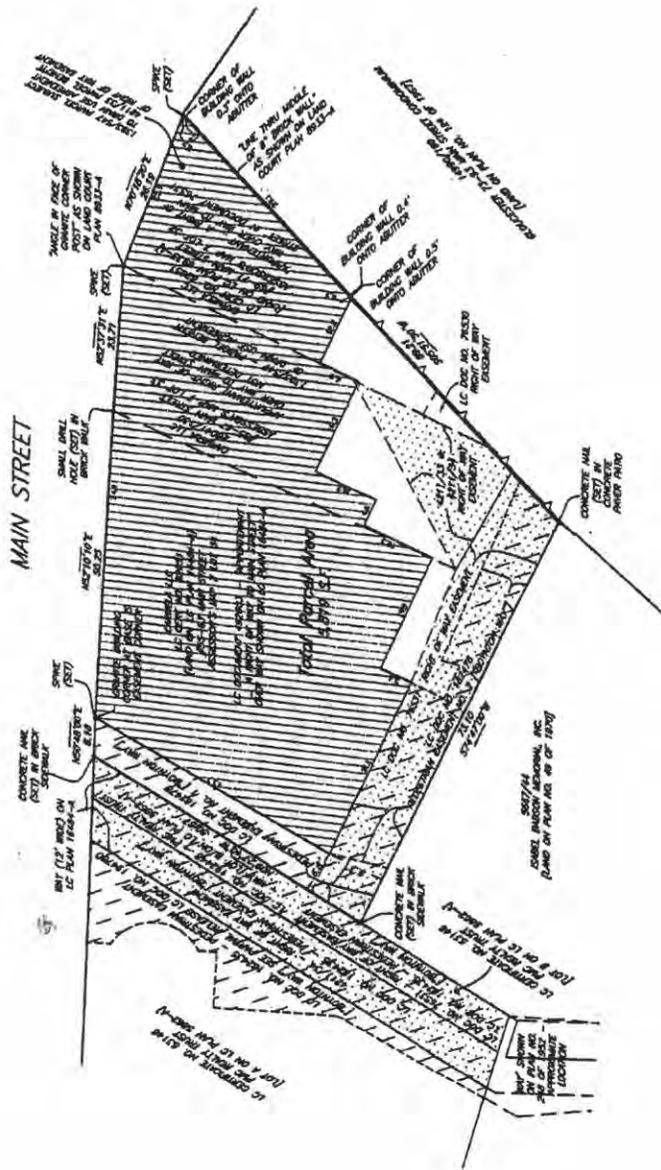
Plan GLOUCES

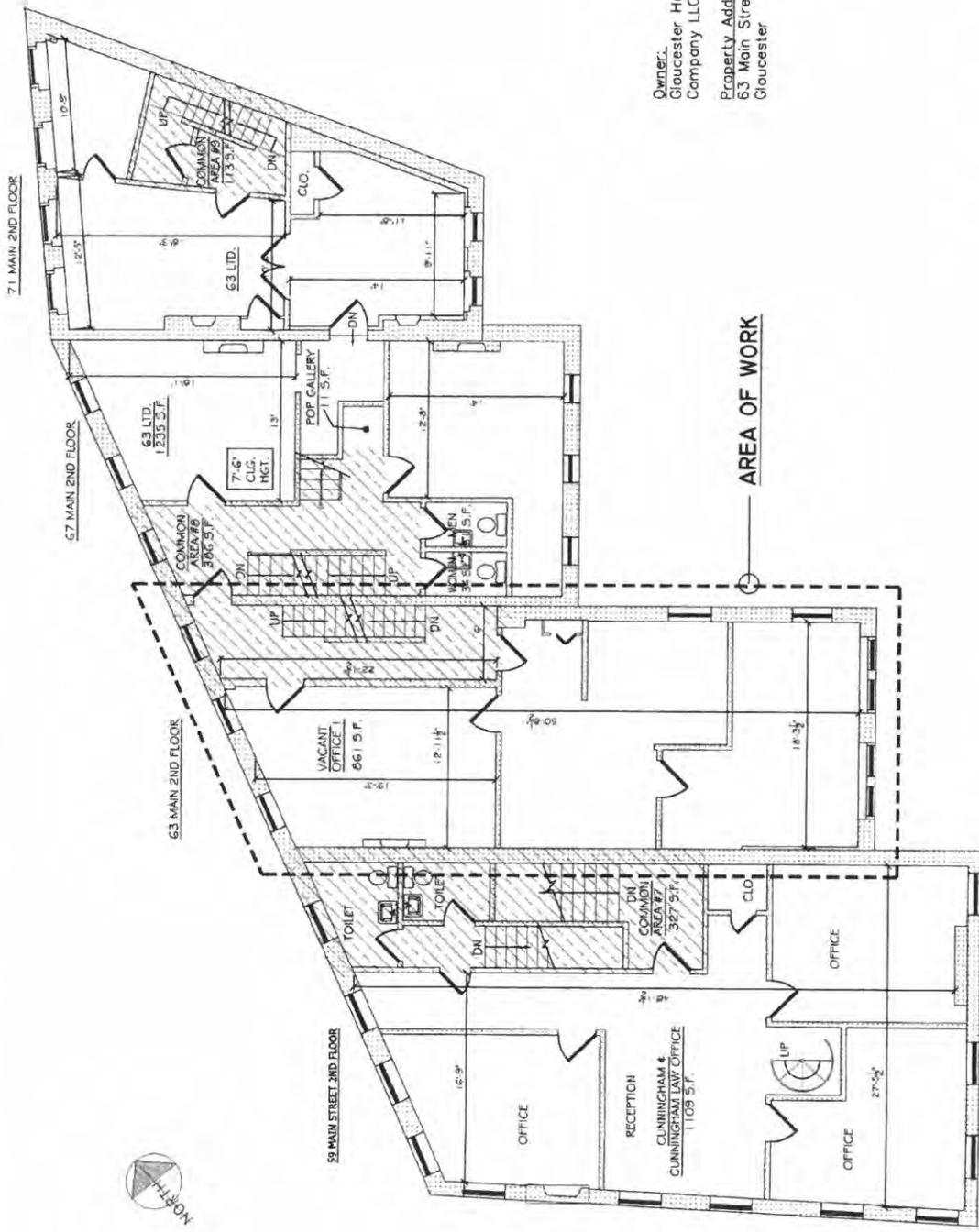
Hoyes Engineering, Inc.
Civil Engineers & Land Surveyors
803 Soham Street
Baltimore, MD 21201
Scale: 1" = 10'

1. COUNTY THAT THIS BUILDING
IS IN: BALTIMORE COUNTY, MARYLAND
2. ASSESSOR'S OFFICE: BALTIMORE COUNTY
3. DATE: FEBRUARY 22, 2017



- LEGEND**
-  INDUSTRIAL BUILDING
 -  EXISTING BUILDING
 -  PROPOSED BUILDING
 -  EXISTING DRIVEWAY
 -  PROPOSED DRIVEWAY
 -  EXISTING DRIVEWAY
 -  PROPOSED DRIVEWAY
 -  EXISTING DRIVEWAY
 -  PROPOSED DRIVEWAY





Owner:
 Gloucester Harbor
 Company LLC

Property Address:
 63 Main Street,
 Gloucester



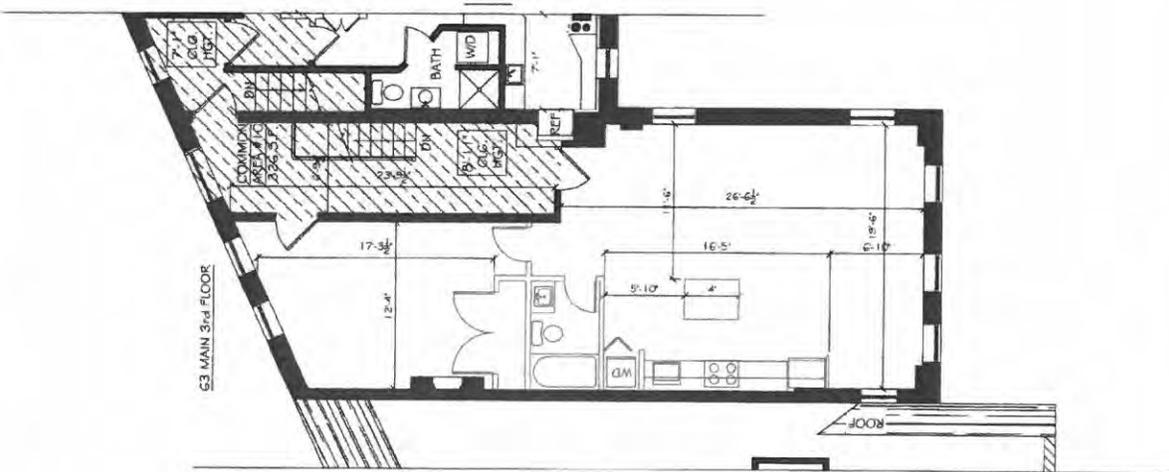
63 Main Street
 Gloucester, MA

Existing 2nd Floor

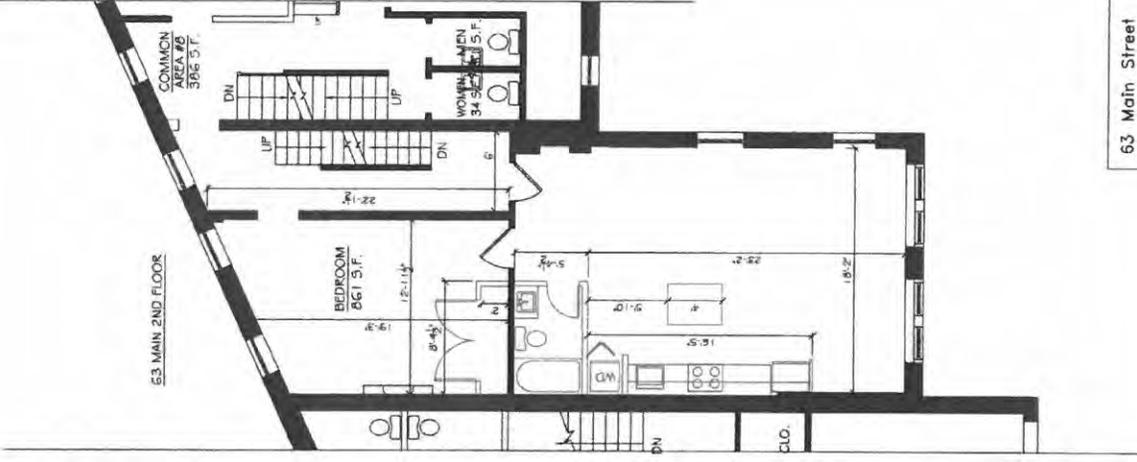
Daniel T. DiLullo

16 NORTH ST. SUITE 200, GLOUCESTER, MA 01930
 TEL: (978) 686-1188 FAX: (978) 686-1187

2 EXISTING CONDITIONS SECOND FLOOR PLAN: MAIN STREET ENTRY LEVEL.
 SCALE: 1/4" = 1'-0"



63 MAIN 3rd FLOOR



63 MAIN 2ND FLOOR

Owner:
Gloucester Harbor
Company LLC

Property Address:
63 Main Street,
Gloucester



63 Main Street
Gloucester, MA

Proposed 2nd Floor
Proposed 3rd Floor

Daniel F. DiLullo
14 CENTRE ST., SUITE 200, GLOUCESTER, MA 01930
PH: (978) 683-3388



City of Gloucester Abutters Report

Abutters to Parcel: Map-Lot-Unit 7-34

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 receiving 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 7 Lot 34 as further shown on the attached map dated 3/22/2017.

ABUTTER	STREET ADDRESS	PARCEL NO.	TAX BILL ADDRESS
7-75 CAPE ANN 44 MAIN LLC	44 MAIN ST	7-75	CAPE ANN 44 MAIN LLC 2 BOULDER AV GLOUCESTER, MA 01930
7-37 VIRGILIO JOSEPH TR C/O VIRGILIOS BAKERY	45 MAIN ST	7-37	VIRGILIO JOSEPH TR C/O VIRGILIOS BAKERY 25 MAIN ST GLOUCESTER, MA 01930
7-76 FONZO JANE A TR C/O PAULA REALTY I LLC	48 MAIN ST	7-76	FONZO JANE A TR C/O PAULA REALTY I LLC 132 WASHINGTON ST GLOUCESTER, MA 01930
7-36 COUGHLIN J T & P M TR PMC REALTY TRUST	51 MAIN ST	7-36	COUGHLIN J T & P M TR PMC REALTY TRUST 239 WESTERN AVE ESSEX, MA 01929 0000
7-77 BENEVENTO PROPERTIES LLC C/O PAULA REALTY II LLC	52 MAIN ST	7-77	BENEVENTO PROPERTIES LLC C/O PAULA REALTY II LLC 132 WASHINGTON ST GLOUCESTER, MA 01930
7-34 CARMELA LLC C/O GLOUCESTER HARBOR COMPANY LLC	55 MAIN ST	7-34	CARMELA LLC C/O GLOUCESTER HARBOR COMPANY LLC 30 MYSTIC AV WINCHESTER, MA 01890
7-33 CARMELA LLC C/O GLOUCESTER HARBOR COMPANY LLC	65 MAIN ST	7-33	CARMELA LLC C/O GLOUCESTER HARBOR COMPANY LLC 30 MYSTIC AV WINCHESTER, MA 01890
7-32 CARMELA LLC C/O GLOUCESTER HARBOR COMPANY LLC	69 MAIN ST	7-32	CARMELA LLC C/O GLOUCESTER HARBOR COMPANY LLC 30 MYSTIC AV WINCHESTER, MA 01890
7-31-995 GLOUCESTER 73-93 MAIN ST CONDO	73-93 MAIN ST 995	7-31	GLOUCESTER 73-93 MAIN ST CONDO 85 MAIN ST GLOUCESTER, MA 01930
7-31-A CAPE ANN 85 MAIN LLC	85 MAIN ST	7-31	CAPE ANN 85 MAIN LLC 2 BOULDER AV GLOUCESTER, MA 01930



City of Gloucester Abutters Report

Abutters to Parcel: Map-Lot-Unit 7-34

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 receiving 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 7 Lot 34 as further shown on the attached map dated 3/22/2017.

ABUTTER	STREET ADDRESS	PARCEL NO.	TAX BILL ADDRESS
7-69 SARGENT MURRAY GILMAN HOUGH HOUSE ASSOC	49 MIDDLE ST	7-69	SARGENT MURRAY GILMAN HOUGH HOUSE ASSOC 49 MIDDLE ST GLOUCESTER, MA 01930 0000
7-31-B GOLDEN PHOENIX LLC	3 PORTER ST	7-31	GOLDEN PHOENIX LLC 3 PORTER ST GLOUCESTER, MA 01930
7-26 DEB SQUARED LLC	18B ROGERS ST	7-26	DEB SQUARED LLC 18 ROGERS ST GLOUCESTER, MA 01930
7-25 DEB SQUARED LLC	18 ROGERS ST	7-25	DEB SQUARED LLC 18 ROGERS ST GLOUCESTER, MA 01930
7-35 ISABEL BABSON MEMORIAL	20 ROGERS ST	7-35	ISABEL BABSON MEMORIAL 69 MAIN ST GLOUCESTER, MA 01930 0000

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

3/22/2017

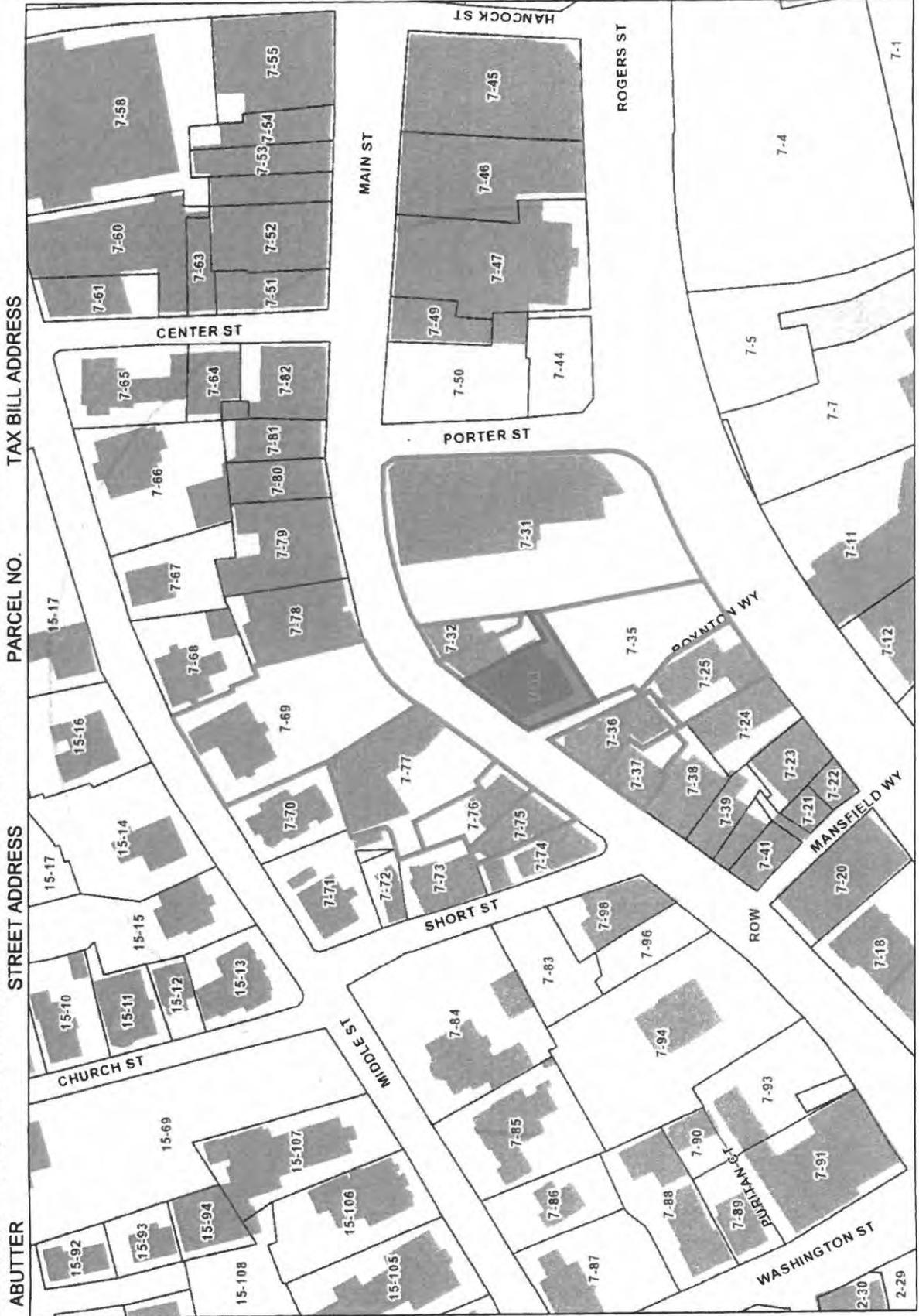


City of Gloucester Abutters Report

Abutters to Parcel: Map-Lot-Unit 7-34

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 receiving 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 7 Lot 34 as further shown on the attached map dated 3/22/2017.



April 19, 2017

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

RE: SPECIAL PERMIT / MAJOR PROJECT APPLICATION – 38 GREAT REPUBLIC DRIVE
MEDICAL MARIJUANA TREATMENT CENTER AND CULTIVATION FACILITY

CITY CLERK
GLOUCESTER, MA
2017 APR 19 PM 3:53

Dear Councilors:

This office continues to represent Happy Valley Ventures MA, Inc. ("HVV"). I have enclosed an application for a special permit to allow 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, HVV applied for a similar permit in September of 2016, based on a prior design and business model, and the City Council voted unanimously to grant the necessary permits for HVV to construct and operate the originally proposed facility at your December 13, 2016, meeting.

Since that time, several things have happened that have led to this new application being filed. First, my client has observed enthusiasm from City officials such as yourselves and the citizens of Gloucester for the prospect of HVV becoming a corporate citizen of Gloucester and bringing jobs, tax revenue, and, most importantly, a much-needed medical service to the City.

Second, 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.

Third, very recently, a competitor of HVV filed a lawsuit seeking to appeal the City Council's decision to grant HVV the above-mentioned special permit. Although HVV believes this lawsuit to be baseless and is confident that the City Council's prior decision will not ultimately be affected by the appeal, it nevertheless recognizes that the lawsuit has the potential to cause a significant delay.

Although it was initially anticipated that HVV would seek to amend its original permit based on the revised designs submitted herewith, due to the circumstances surrounding the original permit and due to the significant differences between the original design and the current design, HVV has instead opted to simply file a new, clean application for a new special permit based on the revised design.

Still, because the Council no doubt recalls the details surrounding the original design, it makes the most sense to discuss this new application in terms of what is remaining the same and what has been improved rather than discuss it in a vacuum:

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 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.

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 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.

It should also be noted that the revised design has been vetted by the Conservation Commission and HVV expects to receive an Order of Conditions prior to the City Council meeting at which this application will be first taken up and referred out. It should be further noted that the site plan has been designed based on extensive input from the City Engineering Department, which has been instrumental in HVV being able to achieve its design goals while making sure the site functions properly.

In sum, this proposed amendment takes away none of the benefits to the community that would have 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



CITY OF GLOUCESTER
GLOUCESTER, MASSACHUSETTS 01930

CITY OF GLOUCESTER
Special Council Permit - Application

CITY CLERK
GLOUCESTER, MA
2017 APR 19 PM 3:53

June 23, 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)
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:	<u>\$5,000.00</u>
City Clerk (received):	<u>4-19-17 JG</u>
City Council (received):	_____
Public Hearing (ordered):	_____
Public Hearing (opened):	_____
Public Hearing (closed):	_____
Final Decision:	_____
Disposition	_____
(Approved, Denied, Approved w/conditions)	

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

Certified for completeness:
 Building Inspector: [Signature] Date: 4/19/17
 Planning Director: [Signature] Date: 4/19/17

Section 1.8.3 (Use additional sheets, if necessary)

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

The proposed project will provide approximately 70 permanent jobs in addition to the many one-time jobs associated with construction of the facility and will provide a much-needed medical service to the citizens of Gloucester and the greater Cape Ann region.

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 is subject to Conservation Commission review, which is expected to have concluded on April 19, 2017.

6. Potential fiscal impact:

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

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

PLAN REFERENCES

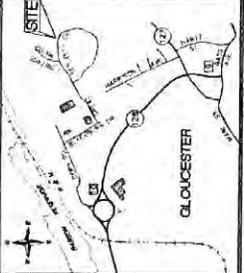
- 1) LOT LAYOUT PLAN, S-1, DATED 2/10/07, PREPARED BY HANCOCK SURVEY ASSOC., INC. MAP 263, LOT 26.
- 2) LOT LAYOUT PLAN, S-1, DATED 2/10/07, PREPARED BY HANCOCK SURVEY ASSOC., INC. MAP 263, LOT 26.
- 3) LOT LAYOUT PLAN, S-1, DATED 2/10/07, PREPARED BY HANCOCK SURVEY ASSOC., INC. MAP 263, LOT 26.

RECORD OWNER

GRACEWAY LLC
 5 HORTAGE WAY
 GLOUCESTER, MA 01930

ZONING

SITE IS LOCATED WITHIN THE R-10 ZONING DISTRICT. PER THE ZONING REGULATIONS, THE MINIMUM FRONT YARD SETBACK SHALL BE 25 FEET. SEE MAP FOR EXISTING SETBACKS. MAX. BUILDING HEIGHT: 45 FT. MAX. ALLOWABLE LOT COVERAGE: 50%



LOT COVERAGE CALCULATION

EXISTING COVERAGE = 12,462 S.F. (LOT AREA) = 17.1%

PARKING REQUIREMENTS

GLOUCESTER ZONING ORDINANCE SECTION 11.11
 MINIMUM: 1 SPACE REQUIRED FOR EACH 200 S.F. OF FLOOR AREA.
 MINIMUM: 1 SPACE REQUIRED FOR EACH 1,000 S.F. OF FLOOR AREA.
 3 THE OPERATOR OF THE IMPROVEMENT MUST PROVIDE FOR EACH OF THE SPACES PROVIDED.

PROPOSED SITE IMPERVIOUS AREA

16,214 S.F. (Treatment & Storage)

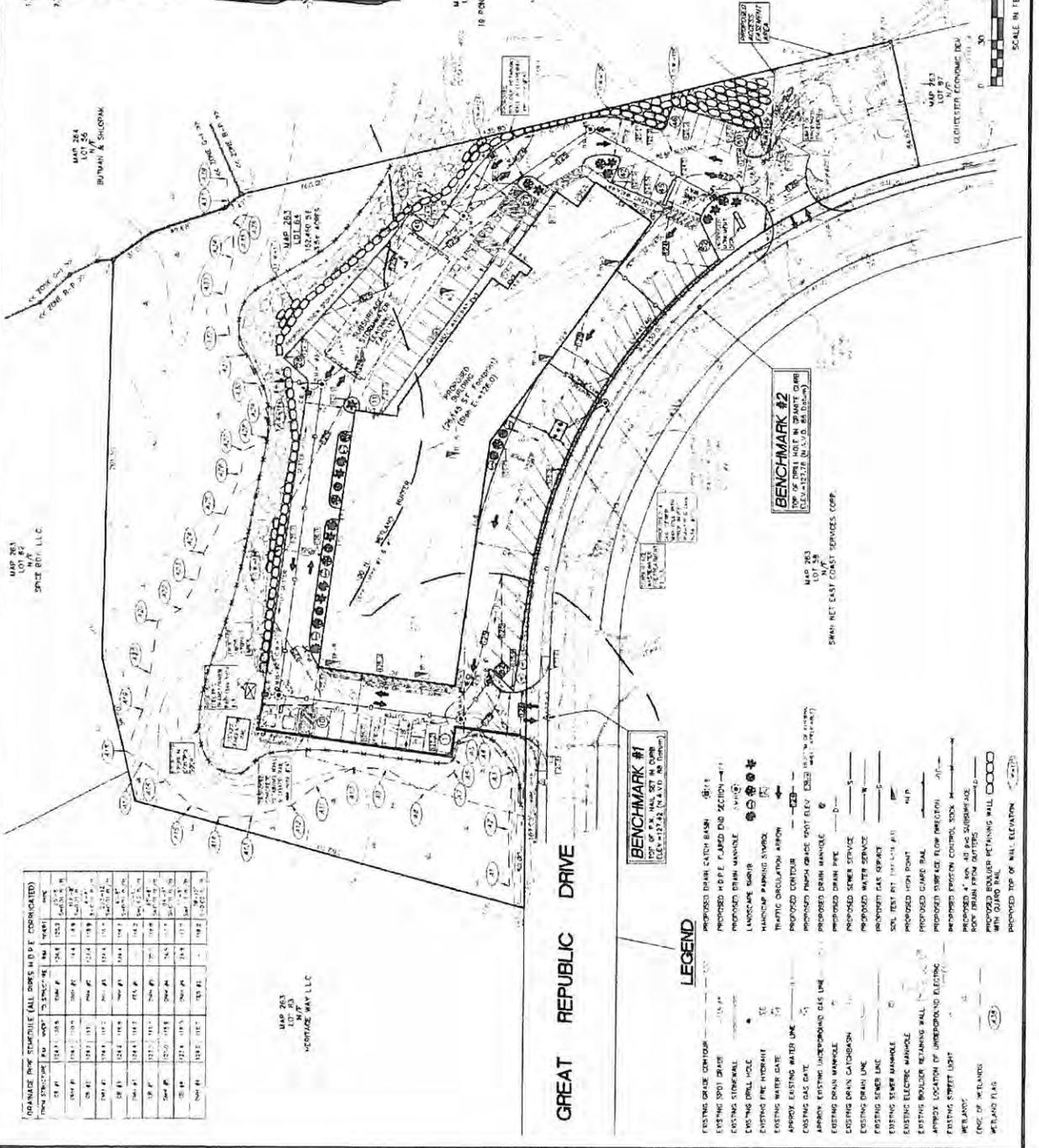
PROPOSED WETLAND BUFFER ZONE ALTERATIONS

AREA OF PROPOSED BUFFER ZONE WORK, 5 PREVIOUSLY DISTURBED AND EXPOSED FILL MATERIAL

NOTES

- 1) THE PROPOSED IMPROVEMENTS ARE LOCATED WITHIN THE WETLANDS AND ARE PROPOSED TO BE CONSTRUCTED WITHIN THE WETLANDS.
- 2) PROPERTY LINE INFORMATION TAKEN FROM PLAN REFERENCES.
- 3) THE PROPOSED IMPROVEMENTS SHALL BE CONSTRUCTED WITHIN THE WETLANDS AND SHALL BE CONSTRUCTED WITHIN THE WETLANDS.
- 4) LOCATION AND SIZE OF SPREADS LIMITED TO APPROXIMATELY 10' FROM THE PROPERTY LINE.
- 5) CONSTRUCTION SHALL BE CONDUCTED WITHIN THE WETLANDS AND SHALL BE CONDUCTED WITHIN THE WETLANDS.
- 6) THE PROPOSED IMPROVEMENTS SHALL BE CONSTRUCTED WITHIN THE WETLANDS AND SHALL BE CONSTRUCTED WITHIN THE WETLANDS.
- 7) THE PROPOSED IMPROVEMENTS SHALL BE CONSTRUCTED WITHIN THE WETLANDS AND SHALL BE CONSTRUCTED WITHIN THE WETLANDS.
- 8) THE PROPOSED IMPROVEMENTS SHALL BE CONSTRUCTED WITHIN THE WETLANDS AND SHALL BE CONSTRUCTED WITHIN THE WETLANDS.
- 9) THE PROPOSED IMPROVEMENTS SHALL BE CONSTRUCTED WITHIN THE WETLANDS AND SHALL BE CONSTRUCTED WITHIN THE WETLANDS.
- 10) THE PROPOSED IMPROVEMENTS SHALL BE CONSTRUCTED WITHIN THE WETLANDS AND SHALL BE CONSTRUCTED WITHIN THE WETLANDS.
- 11) THE PROPOSED IMPROVEMENTS SHALL BE CONSTRUCTED WITHIN THE WETLANDS AND SHALL BE CONSTRUCTED WITHIN THE WETLANDS.
- 12) THE PROPOSED IMPROVEMENTS SHALL BE CONSTRUCTED WITHIN THE WETLANDS AND SHALL BE CONSTRUCTED WITHIN THE WETLANDS.
- 13) THE PROPOSED IMPROVEMENTS SHALL BE CONSTRUCTED WITHIN THE WETLANDS AND SHALL BE CONSTRUCTED WITHIN THE WETLANDS.
- 14) THE PROPOSED IMPROVEMENTS SHALL BE CONSTRUCTED WITHIN THE WETLANDS AND SHALL BE CONSTRUCTED WITHIN THE WETLANDS.
- 15) THE PROPOSED IMPROVEMENTS SHALL BE CONSTRUCTED WITHIN THE WETLANDS AND SHALL BE CONSTRUCTED WITHIN THE WETLANDS.
- 16) THE PROPOSED IMPROVEMENTS SHALL BE CONSTRUCTED WITHIN THE WETLANDS AND SHALL BE CONSTRUCTED WITHIN THE WETLANDS.
- 17) THE PROPOSED IMPROVEMENTS SHALL BE CONSTRUCTED WITHIN THE WETLANDS AND SHALL BE CONSTRUCTED WITHIN THE WETLANDS.
- 18) THE PROPOSED IMPROVEMENTS SHALL BE CONSTRUCTED WITHIN THE WETLANDS AND SHALL BE CONSTRUCTED WITHIN THE WETLANDS.

GRADING & DRAINAGE PLAN
 ASSESSOR'S MAP 263, PARCEL 64
 38 GREAT REPUBLIC DRIVE
 GLOUCESTER, MA
 PREPARED FOR
 HWY GLOUCESTER LLC
 GATEWAY CONSULTANTS, INC.
 100 STATE STREET
 GLOUCESTER, MA 01930
 DATE: 10/20/11
 DRAWING NO.: 406
 SHEET NO.: 3 of 4



RAINAGE DRAIN CONTROL (ALL DRAINAGE CONTROL)

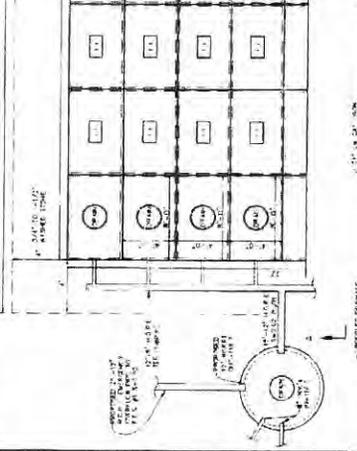
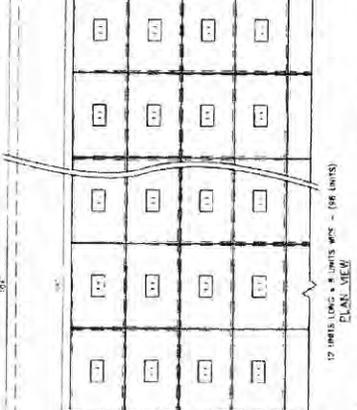
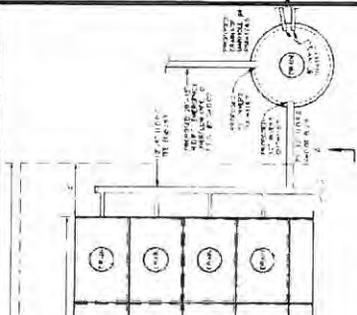
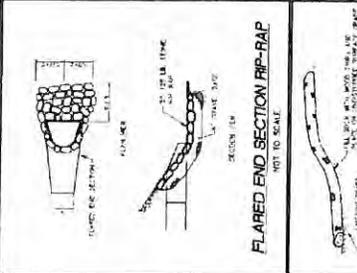
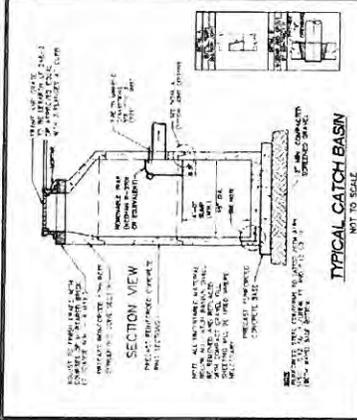
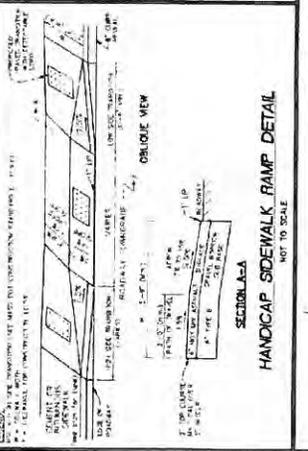
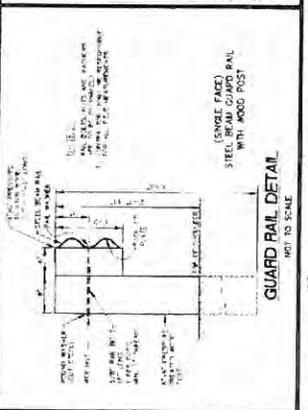
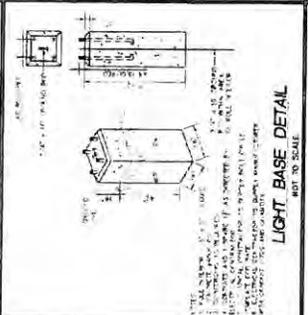
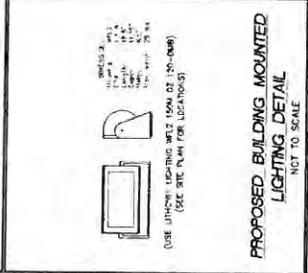
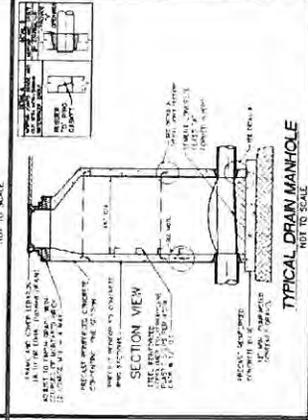
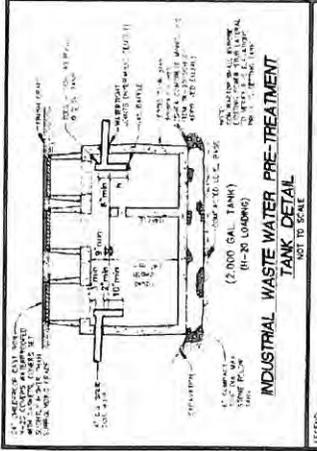
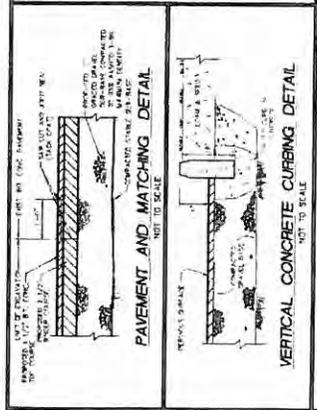
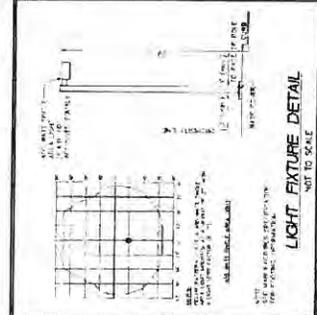
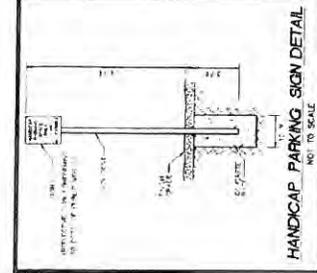
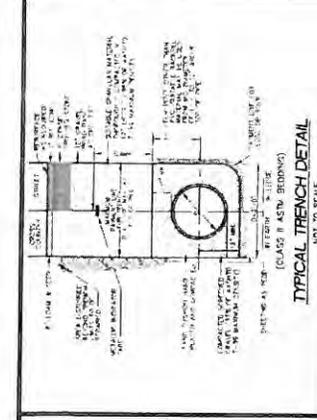
NO.	DATE	BY	DESCRIPTION
1	10/20/11	HWY GLOUCESTER LLC	INITIAL DESIGN
2	10/20/11	HWY GLOUCESTER LLC	REVISED DESIGN
3	10/20/11	HWY GLOUCESTER LLC	REVISED DESIGN
4	10/20/11	HWY GLOUCESTER LLC	REVISED DESIGN
5	10/20/11	HWY GLOUCESTER LLC	REVISED DESIGN
6	10/20/11	HWY GLOUCESTER LLC	REVISED DESIGN
7	10/20/11	HWY GLOUCESTER LLC	REVISED DESIGN
8	10/20/11	HWY GLOUCESTER LLC	REVISED DESIGN
9	10/20/11	HWY GLOUCESTER LLC	REVISED DESIGN
10	10/20/11	HWY GLOUCESTER LLC	REVISED DESIGN
11	10/20/11	HWY GLOUCESTER LLC	REVISED DESIGN
12	10/20/11	HWY GLOUCESTER LLC	REVISED DESIGN
13	10/20/11	HWY GLOUCESTER LLC	REVISED DESIGN
14	10/20/11	HWY GLOUCESTER LLC	REVISED DESIGN
15	10/20/11	HWY GLOUCESTER LLC	REVISED DESIGN
16	10/20/11	HWY GLOUCESTER LLC	REVISED DESIGN
17	10/20/11	HWY GLOUCESTER LLC	REVISED DESIGN
18	10/20/11	HWY GLOUCESTER LLC	REVISED DESIGN
19	10/20/11	HWY GLOUCESTER LLC	REVISED DESIGN
20	10/20/11	HWY GLOUCESTER LLC	REVISED DESIGN
21	10/20/11	HWY GLOUCESTER LLC	REVISED DESIGN
22	10/20/11	HWY GLOUCESTER LLC	REVISED DESIGN
23	10/20/11	HWY GLOUCESTER LLC	REVISED DESIGN
24	10/20/11	HWY GLOUCESTER LLC	REVISED DESIGN
25	10/20/11	HWY GLOUCESTER LLC	REVISED DESIGN
26	10/20/11	HWY GLOUCESTER LLC	REVISED DESIGN
27	10/20/11	HWY GLOUCESTER LLC	REVISED DESIGN
28	10/20/11	HWY GLOUCESTER LLC	REVISED DESIGN
29	10/20/11	HWY GLOUCESTER LLC	REVISED DESIGN
30	10/20/11	HWY GLOUCESTER LLC	REVISED DESIGN
31	10/20/11	HWY GLOUCESTER LLC	REVISED DESIGN
32	10/20/11	HWY GLOUCESTER LLC	REVISED DESIGN
33	10/20/11	HWY GLOUCESTER LLC	REVISED DESIGN
34	10/20/11	HWY GLOUCESTER LLC	REVISED DESIGN
35	10/20/11	HWY GLOUCESTER LLC	REVISED DESIGN
36	10/20/11	HWY GLOUCESTER LLC	REVISED DESIGN
37	10/20/11	HWY GLOUCESTER LLC	REVISED DESIGN
38	10/20/11	HWY GLOUCESTER LLC	REVISED DESIGN
39	10/20/11	HWY GLOUCESTER LLC	REVISED DESIGN
40	10/20/11	HWY GLOUCESTER LLC	REVISED DESIGN
41	10/20/11	HWY GLOUCESTER LLC	REVISED DESIGN
42	10/20/11	HWY GLOUCESTER LLC	REVISED DESIGN
43	10/20/11	HWY GLOUCESTER LLC	REVISED DESIGN
44	10/20/11	HWY GLOUCESTER LLC	REVISED DESIGN
45	10/20/11	HWY GLOUCESTER LLC	REVISED DESIGN
46	10/20/11	HWY GLOUCESTER LLC	REVISED DESIGN
47	10/20/11	HWY GLOUCESTER LLC	REVISED DESIGN
48	10/20/11	HWY GLOUCESTER LLC	REVISED DESIGN
49	10/20/11	HWY GLOUCESTER LLC	REVISED DESIGN
50	10/20/11	HWY GLOUCESTER LLC	REVISED DESIGN
51	10/20/11	HWY GLOUCESTER LLC	REVISED DESIGN
52	10/20/11	HWY GLOUCESTER LLC	REVISED DESIGN
53	10/20/11	HWY GLOUCESTER LLC	REVISED DESIGN
54	10/20/11	HWY GLOUCESTER LLC	REVISED DESIGN
55	10/20/11	HWY GLOUCESTER LLC	REVISED DESIGN
56	10/20/11	HWY GLOUCESTER LLC	REVISED DESIGN
57	10/20/11	HWY GLOUCESTER LLC	REVISED DESIGN
58	10/20/11	HWY GLOUCESTER LLC	REVISED DESIGN
59	10/20/11	HWY GLOUCESTER LLC	REVISED DESIGN
60	10/20/11	HWY GLOUCESTER LLC	REVISED DESIGN
61	10/20/11	HWY GLOUCESTER LLC	REVISED DESIGN
62	10/20/11	HWY GLOUCESTER LLC	REVISED DESIGN
63	10/20/11	HWY GLOUCESTER LLC	REVISED DESIGN
64	10/20/11	HWY GLOUCESTER LLC	REVISED DESIGN
65	10/20/11	HWY GLOUCESTER LLC	REVISED DESIGN
66	10/20/11	HWY GLOUCESTER LLC	REVISED DESIGN
67	10/20/11	HWY GLOUCESTER LLC	REVISED DESIGN
68	10/20/11	HWY GLOUCESTER LLC	REVISED DESIGN
69	10/20/11	HWY GLOUCESTER LLC	REVISED DESIGN
70	10/20/11	HWY GLOUCESTER LLC	REVISED DESIGN
71	10/20/11	HWY GLOUCESTER LLC	REVISED DESIGN
72	10/20/11	HWY GLOUCESTER LLC	REVISED DESIGN
73	10/20/11	HWY GLOUCESTER LLC	REVISED DESIGN
74	10/20/11	HWY GLOUCESTER LLC	REVISED DESIGN
75	10/20/11	HWY GLOUCESTER LLC	REVISED DESIGN
76	10/20/11	HWY GLOUCESTER LLC	REVISED DESIGN
77	10/20/11	HWY GLOUCESTER LLC	REVISED DESIGN
78	10/20/11	HWY GLOUCESTER LLC	REVISED DESIGN
79	10/20/11	HWY GLOUCESTER LLC	REVISED DESIGN
80	10/20/11	HWY GLOUCESTER LLC	REVISED DESIGN
81	10/20/11	HWY GLOUCESTER LLC	REVISED DESIGN
82	10/20/11	HWY GLOUCESTER LLC	REVISED DESIGN
83	10/20/11	HWY GLOUCESTER LLC	REVISED DESIGN
84	10/20/11	HWY GLOUCESTER LLC	REVISED DESIGN
85	10/20/11	HWY GLOUCESTER LLC	REVISED DESIGN
86	10/20/11	HWY GLOUCESTER LLC	REVISED DESIGN
87	10/20/11	HWY GLOUCESTER LLC	REVISED DESIGN
88	10/20/11	HWY GLOUCESTER LLC	REVISED DESIGN
89	10/20/11	HWY GLOUCESTER LLC	REVISED DESIGN
90	10/20/11	HWY GLOUCESTER LLC	REVISED DESIGN
91	10/20/11	HWY GLOUCESTER LLC	REVISED DESIGN
92	10/20/11	HWY GLOUCESTER LLC	REVISED DESIGN
93	10/20/11	HWY GLOUCESTER LLC	REVISED DESIGN
94	10/20/11	HWY GLOUCESTER LLC	REVISED DESIGN
95	10/20/11	HWY GLOUCESTER LLC	REVISED DESIGN
96	10/20/11	HWY GLOUCESTER LLC	REVISED DESIGN
97	10/20/11	HWY GLOUCESTER LLC	REVISED DESIGN
98	10/20/11	HWY GLOUCESTER LLC	REVISED DESIGN
99	10/20/11	HWY GLOUCESTER LLC	REVISED DESIGN
100	10/20/11	HWY GLOUCESTER LLC	REVISED DESIGN

LEGEND

- EXISTING GRADE CONTROL
- EXISTING SPOT GRADE
- EXISTING STREETS
- EXISTING DRILL HOLE
- EXISTING FIRE HYDRANT
- EXISTING WATER DATE
- APPROX. EXISTING WATER LINE
- EXISTING GAS DATE
- APPROX. EXISTING UNDERGROUND GAS LINE
- EXISTING DRAIN MANHOLE
- EXISTING DRAIN CATCH BASIN
- EXISTING DRAIN LINE
- EXISTING SEWER MANHOLE
- EXISTING SEWER LINE
- EXISTING SEWER MANHOLE
- EXISTING SEWER MANHOLE
- EXISTING SEWER MANHOLE
- APPROX. LOCATION OF UNDERGROUND ELECTRIC
- EXISTING STREET LIGHT
- WETLANDS
- END OF WETLANDS
- WETLAND FLAG
- PROPOSED DRAIN CONTROL
- PROPOSED SPOT GRADE
- PROPOSED STREETS
- PROPOSED DRILL HOLE
- PROPOSED FIRE HYDRANT
- PROPOSED WATER DATE
- PROPOSED GAS DATE
- PROPOSED UNDERGROUND GAS LINE
- PROPOSED DRAIN MANHOLE
- PROPOSED DRAIN CATCH BASIN
- PROPOSED DRAIN LINE
- PROPOSED SEWER MANHOLE
- PROPOSED SEWER LINE
- PROPOSED SEWER MANHOLE
- PROPOSED SEWER MANHOLE
- PROPOSED SEWER MANHOLE
- APPROX. LOCATION OF UNDERGROUND ELECTRIC
- PROPOSED STREET LIGHT
- PROPOSED WETLANDS
- PROPOSED END OF WETLANDS
- PROPOSED WETLAND FLAG



DATE: 10/20/11
 DRAWING NO.: 406
 SHEET NO.: 3 of 4

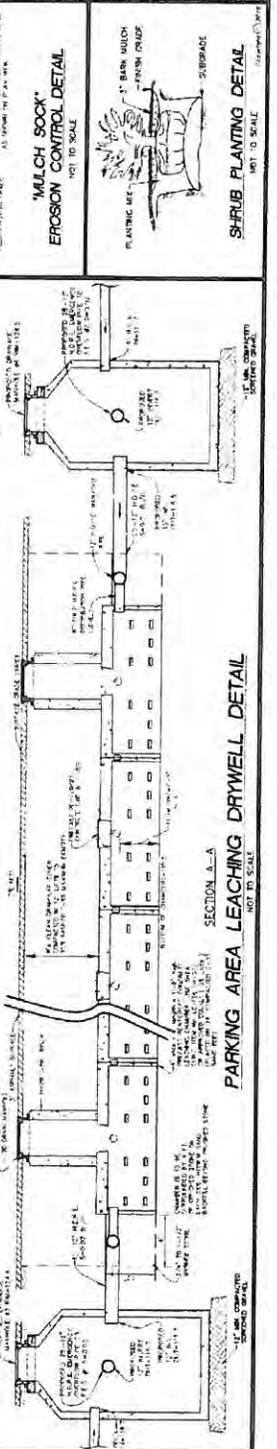


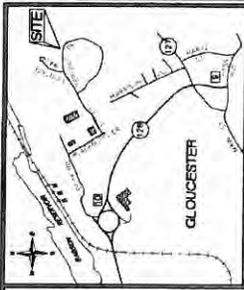
SECTIONS, DETAILS AND NOTES

ASSESSORS MAP 263, PARCEL 64
38 GREAT REPUBLIC DRIVE
GLOUCESTER, MA
PREPARED FOR
HW GLOUCESTER LLC

GATEWAY CONSULTANTS, INC.
OFFICE OF ENGINEERING & PROJECT MANAGEMENT
100 STATE STREET, SUITE 200
GLOUCESTER, MA 01930
PHONE: (978) 281-1888

Date: 3/26/11
Project No: 433
Drawing No: 4302
Sheet No: 4 of 4





PLAN REFERENCES
1) LOT LAYOUT PLAN, S-1, DATED 2/10/17, GREAT REPUBLIC LLC, ASSOC. INC.
2) LOT LAYOUT PLAN, S-4, DATED 2/10/17, GREAT REPUBLIC LLC, ASSOC. INC.
3) LOT LAYOUT PLAN, S-1, DATED 2/10/17, GREAT REPUBLIC LLC, ASSOC. INC.

RECORD OWNER
GREAT REPUBLIC LLC
GLoucester, MA 01930

MAP 263 LOT 63
SPICE BOT, LLC

MAP 264
LOT 26
SUTMAN & SUTMAN, N/F

MAP 263
LOT 26
19 POND RD, LLC

MAP 263
LOT 24
132460 S.F.
N/F, WOODS

MAP 263
LOT 27
132460 S.F.
N/F, WOODS

MAP 263
LOT 28
132460 S.F.
N/F, WOODS

MAP 263
LOT 29
132460 S.F.
N/F, WOODS

MAP 263
LOT 30
132460 S.F.
N/F, WOODS

MAP 263
LOT 31
132460 S.F.
N/F, WOODS

MAP 263
LOT 32
132460 S.F.
N/F, WOODS

MAP 263
LOT 33
132460 S.F.
N/F, WOODS

MAP 263
LOT 34
132460 S.F.
N/F, WOODS

MAP 263
LOT 35
132460 S.F.
N/F, WOODS

MAP 263
LOT 36
132460 S.F.
N/F, WOODS

MAP 263
LOT 37
132460 S.F.
N/F, WOODS

MAP 263
LOT 38
132460 S.F.
N/F, WOODS

MAP 263
LOT 39
132460 S.F.
N/F, WOODS

MAP 263
LOT 40
132460 S.F.
N/F, WOODS

MAP 263
LOT 41
132460 S.F.
N/F, WOODS

MAP 263
LOT 42
132460 S.F.
N/F, WOODS

MAP 263
LOT 43
132460 S.F.
N/F, WOODS

MAP 263
LOT 44
132460 S.F.
N/F, WOODS

MAP 263
LOT 45
132460 S.F.
N/F, WOODS

MAP 263
LOT 46
132460 S.F.
N/F, WOODS

MAP 263
LOT 47
132460 S.F.
N/F, WOODS

MAP 263
LOT 48
132460 S.F.
N/F, WOODS

MAP 263
LOT 49
132460 S.F.
N/F, WOODS

MAP 263
LOT 50
132460 S.F.
N/F, WOODS

LOT COVERAGE CALCULATION
BUILDING COVERAGE = 29,145 S.F.
157,480 S.F. (LOT AREA) = 12.1%

PARKING REQUIREMENTS
GLoucester Zoning Ordinance Section 10.1
MINIMUM 1 SPACES PER 100 S.F. OF FLOOR AREA
MAXIMUM 10 SPACES PER 100 S.F. OF FLOOR AREA
INDUSTRIAL 1 SPACE PER 100 S.F. OF FLOOR AREA
3 SPACES PER 100 S.F. OF FLOOR AREA
(IF SPACES PROVIDED)

PROPOSED SITE IMPERVIOUS AREA
74214 S.F. (Pavement & Building)

ZONING
SITE IS LOCATED WITHIN THE I-1 ZONING DISTRICT
FRONT YARD 40 FT.
SIDE YARD 40 FT.
REAR YARD 40 FT.
MAX. BUILDING HEIGHT 40 FT.
MAX. ALLOWABLE LOT COVERAGE 10%

MAP 263
LOT 63
N/F
SPICE BOT, LLC
HAPPY VALLEY, LLC

LEGEND

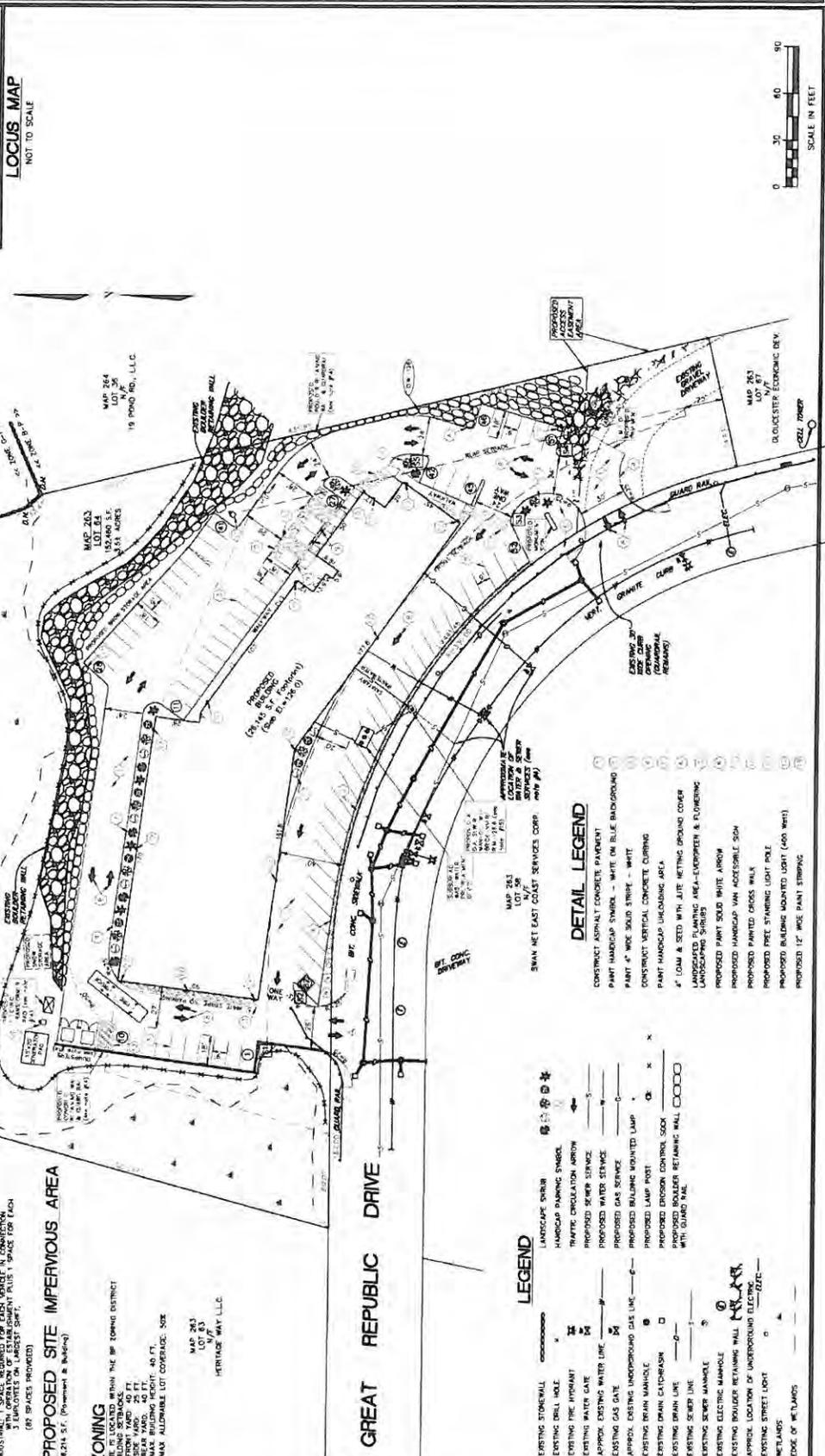
- EXISTING STONEWALL
- EXISTING BELL HOLE
- EXISTING FIRE HYDRANT
- EXISTING WATER LINE
- APPROX. EXISTING WATER LINE
- EXISTING GAS GATE
- APPROX. EXISTING UNDERGROUND GAS LINE
- EXISTING BRIM MANHOLE
- EXISTING BRIM CATCHER
- EXISTING SEWER LINE
- EXISTING SEWER MANHOLE
- EXISTING BRIGADE RETAINING WALL
- APPROX. LOCATION OF UNDERGROUND UTILITIES
- EXISTING STREET LIGHT
- WETLANDS
- EDGE OF WETLANDS

LEGEND

- LANDSCAPE DESIGN
- LANDSCAPE PARKING SYMBOL
- TRAFFIC CIRCULATION ARROW
- PROPOSED SEWER SERVICE
- PROPOSED WATER SERVICE
- PROPOSED GAS SERVICE
- PROPOSED BRIM MOUNTED LAMP
- PROPOSED BRIM POST
- PROPOSED EROSION CONTROL SOCK WITH SAND FILL
- PROPOSED BOLLARD RETAINING WALL
- PROPOSED ELECTRIC RETAINING WALL
- APPROX. LOCATION OF UNDERGROUND UTILITIES
- PROPOSED STREET LIGHT
- PROPOSED 12" WIDE PAINT STRIPING

DETAIL LEGEND

- CONSTRUCT ASPHALT CONCRETE PAVEMENT
- PAINT HANDCAP SYMBOL - WHITE ON BLUE BACKGROUND
- PAINT 4" WIDE SOLID STRIPE - WHITE
- CONSTRUCT VERTICAL CONCRETE CURBING
- 4" LOAM & SEED WITH LITE NETTING BROWNS COVER
- LANDSCAPE PLANTING AREA - CROCODER & FLOWERING LANDSCAPE SHRUBS
- PROPOSED HANDCAP VAN ACCESSIBLE SIGN
- PROPOSED PAINTED CROSS WALK
- PROPOSED FREE STANDING LIGHT POLE
- PROPOSED BUILDING MOUNTED LIGHT (400 WATT)
- PROPOSED 12" WIDE PAINT STRIPING





KVA Architecture + Design
1000 Main Street, Suite 100
Gloucester, MA 01930
Tel: 978.686.1111
www.kva.com

STAMPED BY: [Signature]

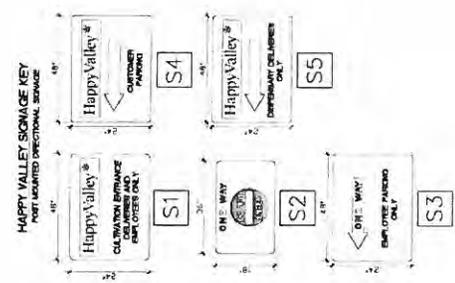
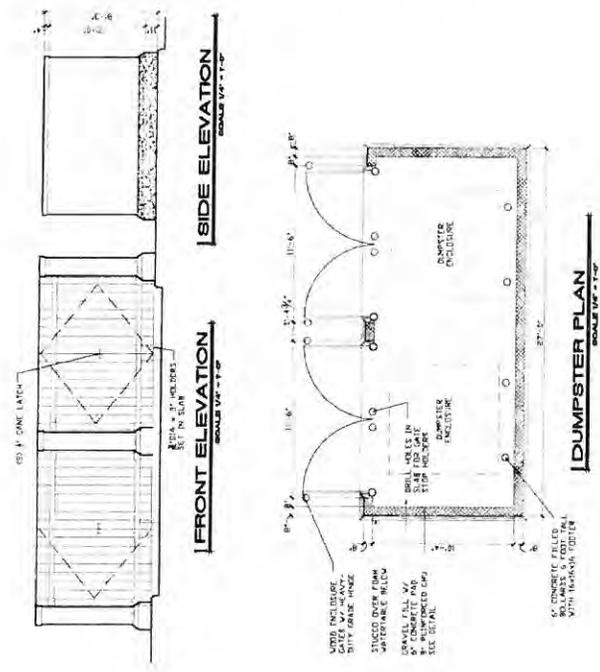
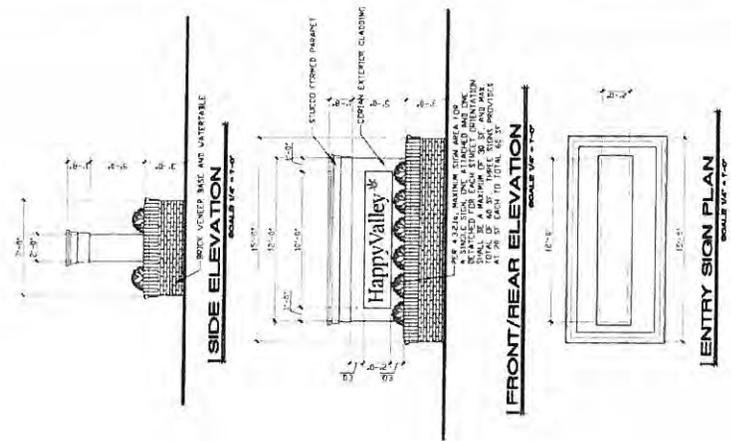
DATE: 09/29/17

PROJECT: 161001

SCALE: 1/8" = 1'-0"

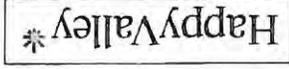
SITE DETAILS

Project: **AS1.1**
Scale:



© 2017 HHV Gloucester, LLC. All rights reserved. This drawing is the property of HHV Gloucester, LLC and is not to be reproduced or used in any way without the written consent of HHV Gloucester, LLC.

HHV Gloucester, LLC
 38 Great Republic
 Gloucester, MA 01930

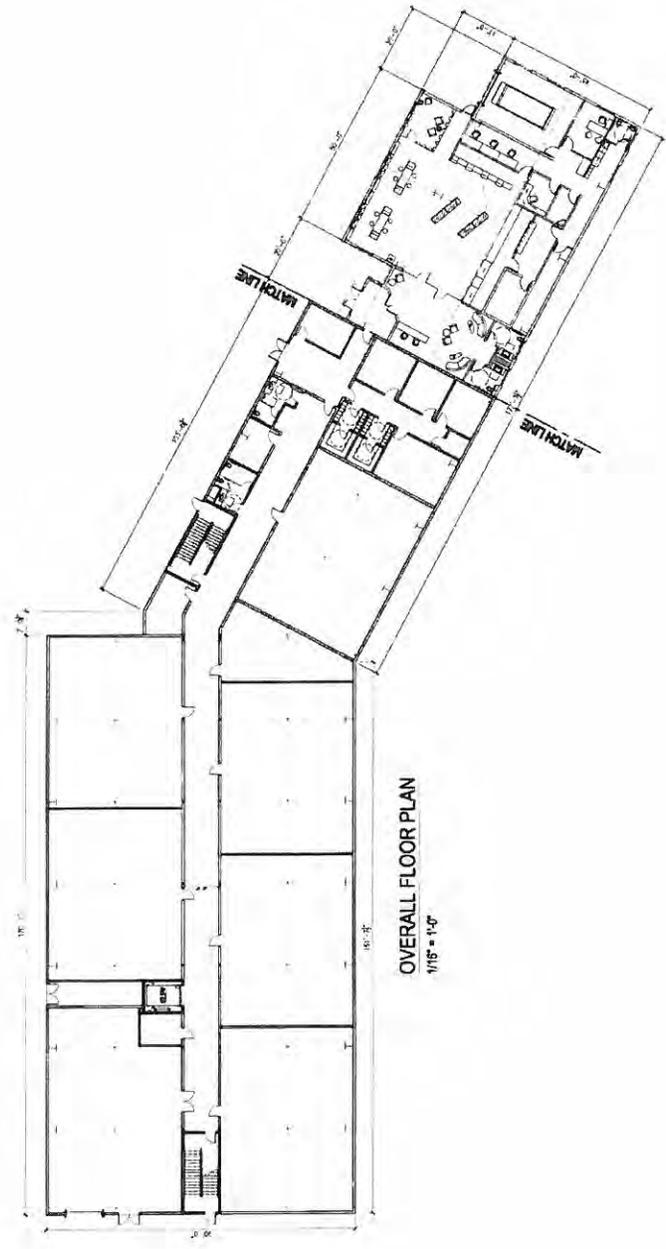


KPA Architecture + Design
 1000 Main Street
 Gloucester, MA 01930
 www.kpa.com

Company:	STANDARD BY
Client:	SEE
Created:	02.26.17
Date:	
Author:	
Project No.:	11081
Sheet No.:	
Sheet Title:	

OVERALL FLOOR PLAN

Sheet: **A1.0**
 Scale:



Copyright © 2017. All rights reserved. This drawing is the property of KPA Architecture + Design, LLC. No part of this drawing may be reproduced or transmitted in any form or by any means, electronic or mechanical, including photocopying, recording, or by any information storage and retrieval system, without the prior written permission of KPA Architecture + Design, LLC.

HHV Gloucester, LLC
 38 Great Republic
 Gloucester, MA 01930



KVA Architecture + Design
 3800 Highway 1A
 Bristol, MA 01521
 Phone: 508.866.4444
 www.kva.com

Stamp area with fields for:

Designed by: []

Drawn by: []

Checked by: []

Date: 02.20.17

Scale: []

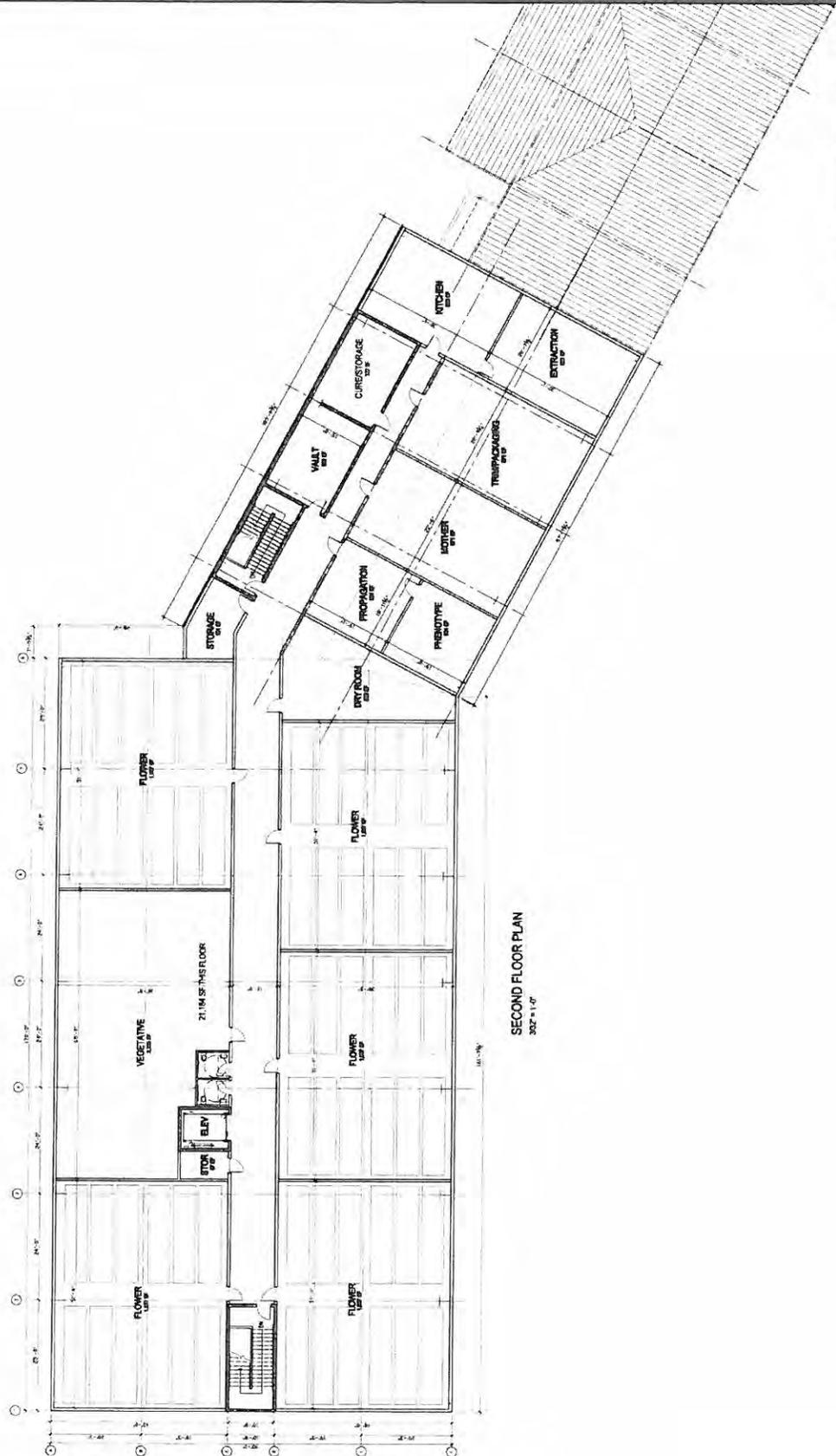
Project: []

Revision: []

Drawing No: []

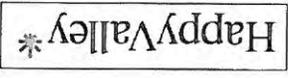
PROPOSED FLOOR PLAN

Sheet: **A1.3**
 Scale: []



Copyright © 2017, KVA Architecture + Design, LLC. All rights reserved. This drawing is the property of KVA Architecture + Design, LLC. No part of this drawing may be reproduced without the written permission of KVA Architecture + Design, LLC.

HHV Gloucester, LLC
 38 Great Republic
 Gloucester, MA 01930

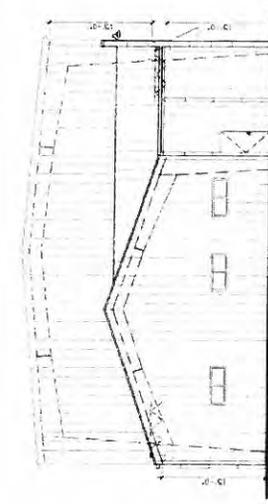


KPA ARCHITECTURE + DESIGN
 1000 WASHINGTON STREET
 SUITE 200
 BOSTON, MA 02111
 TEL: 617.552.1000
 WWW.KPADESIGN.COM

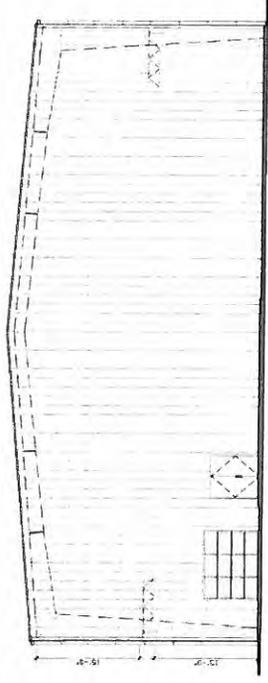
STAMPED BY: [Signature]
 DRAWN BY: [Signature]
 CHECKED BY: [Signature]
 DATE: 02/20/17
 PROJECT: 16108.1
 SHEET: []

PROPOSED ELEVATIONS

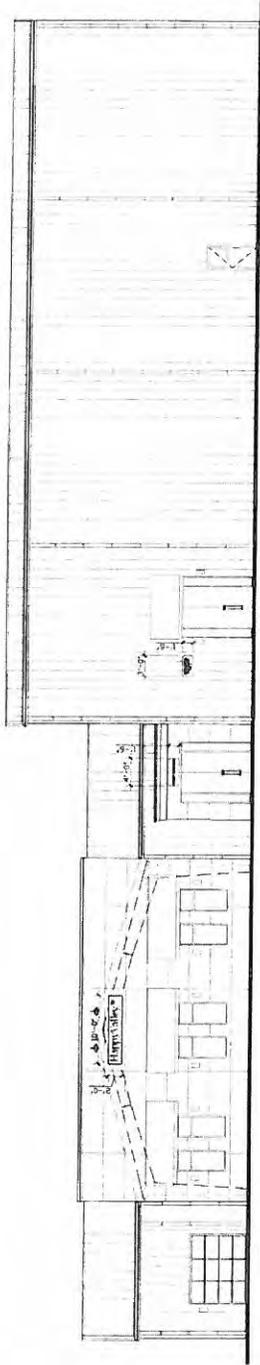
Scale
A2.0



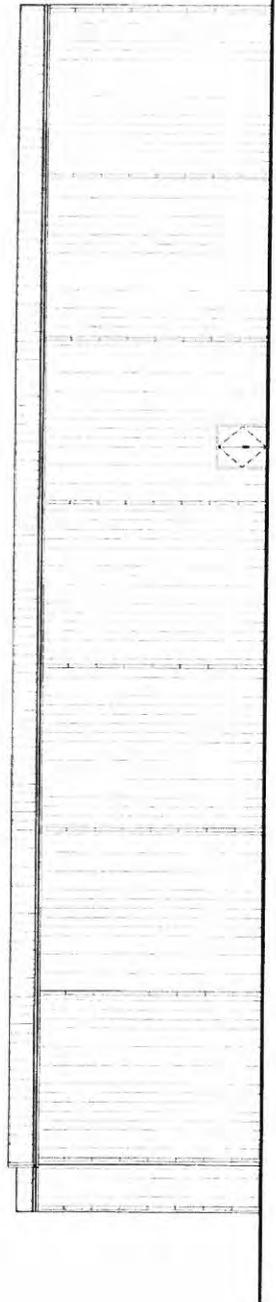
WEST ELEVATION
 1/8" = 1'-0"



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



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



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

©2017 HHV, LLC. All rights reserved. This drawing is the property of HHV, LLC. No part of this drawing may be reproduced without the written consent of HHV, LLC. The user of this drawing is responsible for obtaining all necessary permits and approvals for the project.

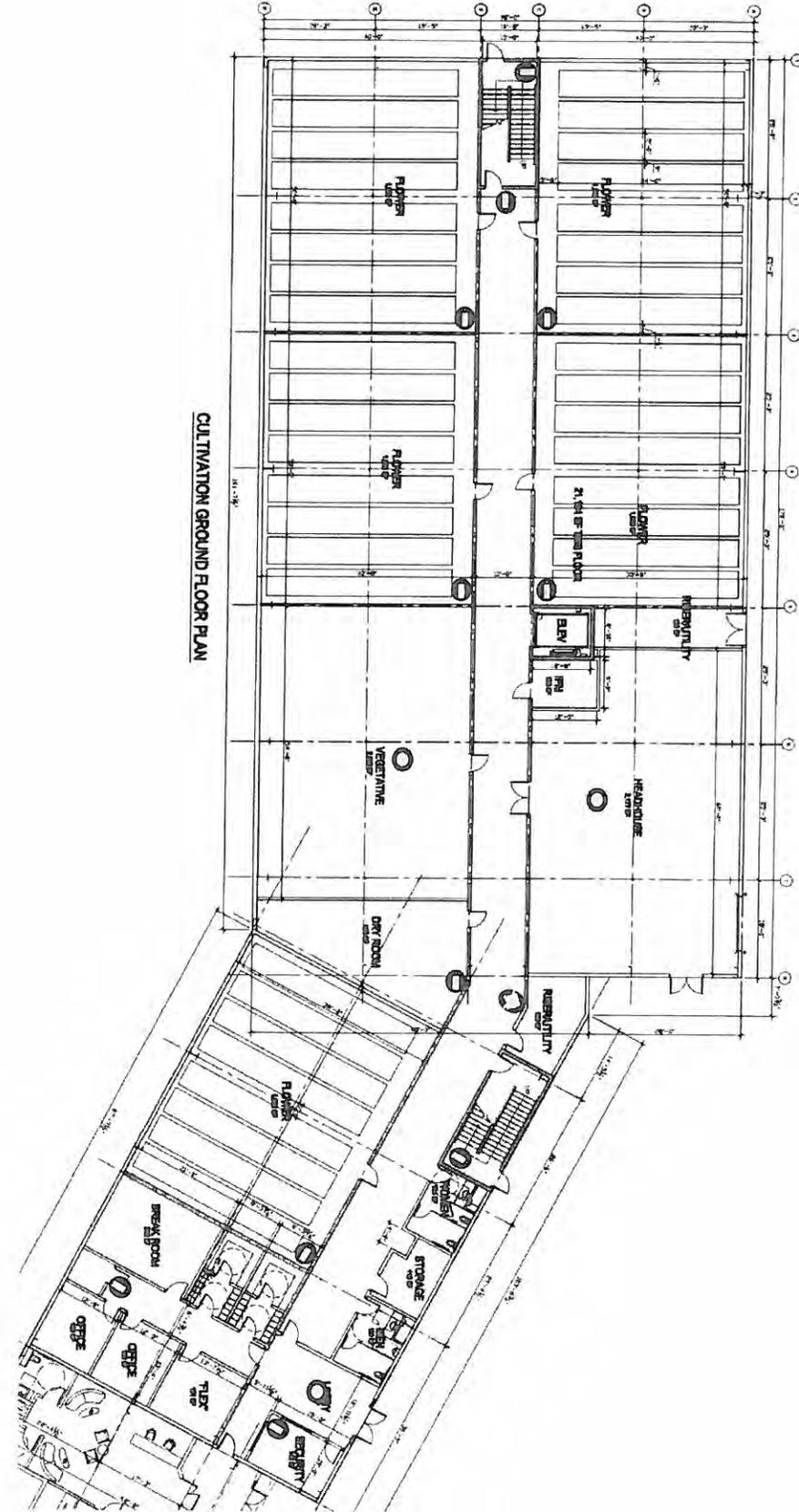


Hopps Valley Gloucester - Cultivation Ground Floor

American Alarm & Communications, Inc.

DATE	PROJECT NO.	DESCRIPTION	SHEET NO.
10/20/2014	1000000000		1 OF 1
SCALE	DATE	SCALE	DATE

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100
---	---	---	---	---	---	---	---	---	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	-----



CULTIVATION GROUND FLOOR PLAN

11000 Valley Dam Drive - 2nd Floor Grow/Process



American Alarm & Communications, Inc.

PROJECT NO. 11000 VALLEY DAM DRIVE - 2ND FLOOR GROW/PROCESS

DATE: 11/11/11

SCALE: 1/8" = 1'-0"

LEGEND

1. 1" = 1'-0" SCALE

2. 1/8" = 1'-0" SCALE

3. 1/4" = 1'-0" SCALE

4. 1/2" = 1'-0" SCALE

5. 3/4" = 1'-0" SCALE

6. 1" = 1'-0" SCALE

7. 1 1/4" = 1'-0" SCALE

8. 1 1/2" = 1'-0" SCALE

9. 1 3/4" = 1'-0" SCALE

10. 2" = 1'-0" SCALE

11. 2 1/4" = 1'-0" SCALE

12. 2 1/2" = 1'-0" SCALE

13. 2 3/4" = 1'-0" SCALE

14. 3" = 1'-0" SCALE

15. 3 1/4" = 1'-0" SCALE

16. 3 1/2" = 1'-0" SCALE

17. 3 3/4" = 1'-0" SCALE

18. 4" = 1'-0" SCALE

19. 4 1/4" = 1'-0" SCALE

20. 4 1/2" = 1'-0" SCALE

21. 4 3/4" = 1'-0" SCALE

22. 5" = 1'-0" SCALE

23. 5 1/4" = 1'-0" SCALE

24. 5 1/2" = 1'-0" SCALE

25. 5 3/4" = 1'-0" SCALE

26. 6" = 1'-0" SCALE

27. 6 1/4" = 1'-0" SCALE

28. 6 1/2" = 1'-0" SCALE

29. 6 3/4" = 1'-0" SCALE

30. 7" = 1'-0" SCALE

31. 7 1/4" = 1'-0" SCALE

32. 7 1/2" = 1'-0" SCALE

33. 7 3/4" = 1'-0" SCALE

34. 8" = 1'-0" SCALE

35. 8 1/4" = 1'-0" SCALE

36. 8 1/2" = 1'-0" SCALE

37. 8 3/4" = 1'-0" SCALE

38. 9" = 1'-0" SCALE

39. 9 1/4" = 1'-0" SCALE

40. 9 1/2" = 1'-0" SCALE

41. 9 3/4" = 1'-0" SCALE

42. 10" = 1'-0" SCALE

43. 10 1/4" = 1'-0" SCALE

44. 10 1/2" = 1'-0" SCALE

45. 10 3/4" = 1'-0" SCALE

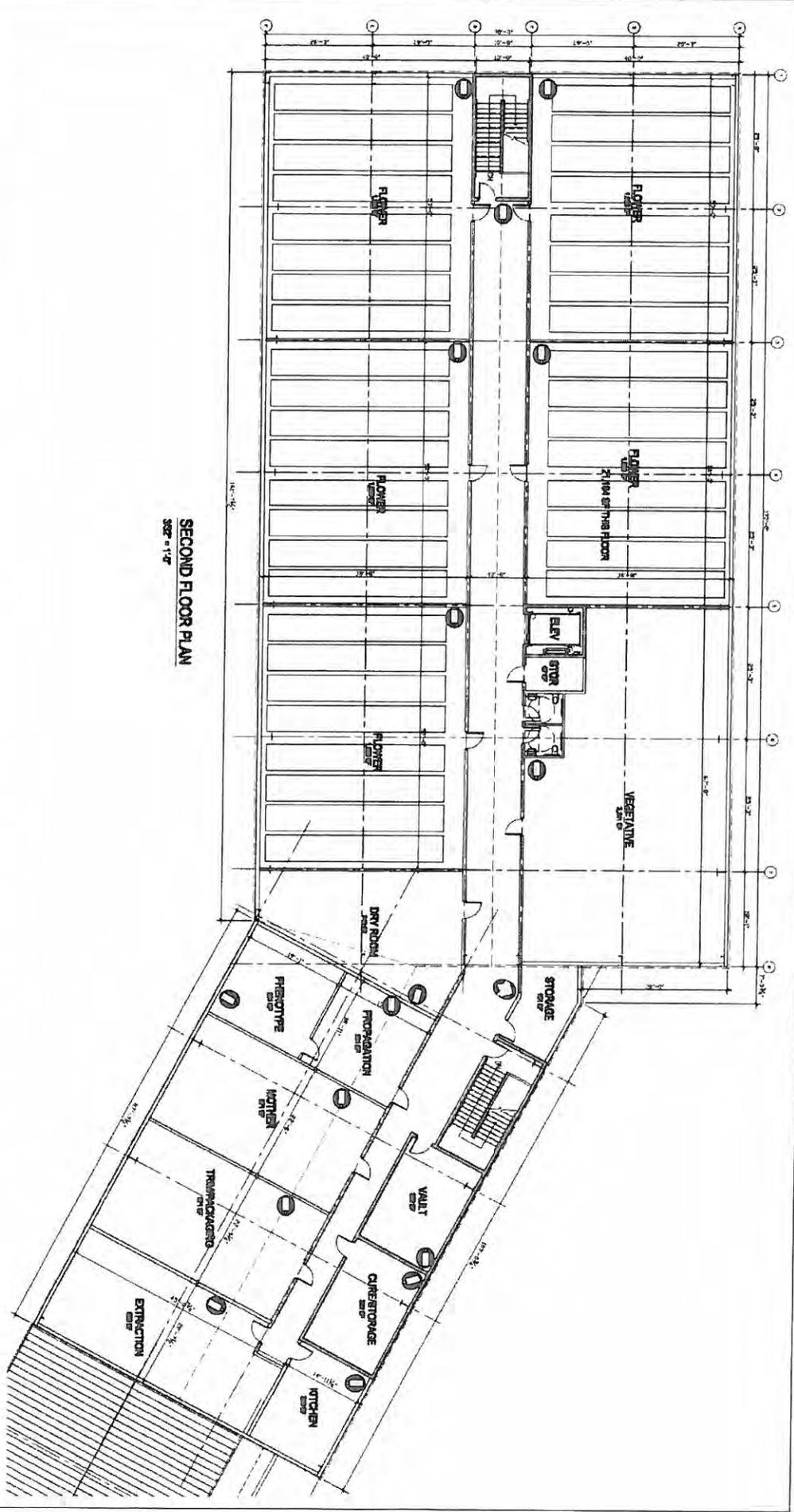
46. 11" = 1'-0" SCALE

47. 11 1/4" = 1'-0" SCALE

48. 11 1/2" = 1'-0" SCALE

49. 11 3/4" = 1'-0" SCALE

50. 12" = 1'-0" SCALE

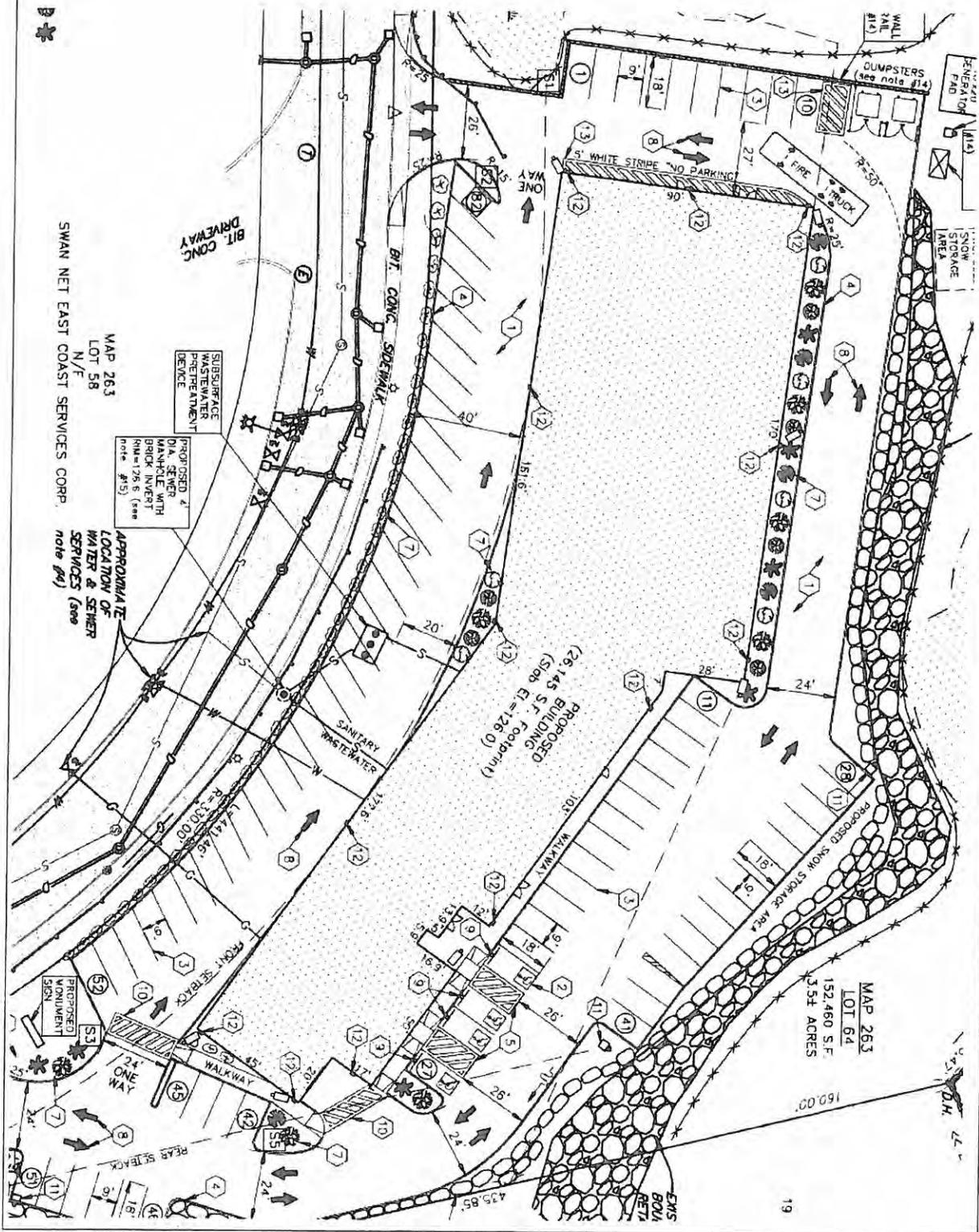




Happy Valley Contractor - Exterior
American Alarm & Communications, Inc.

DATE	BY	REVISION

Symbol	Description
(Symbol)	Proposed Building
(Symbol)	Proposed Pavement
(Symbol)	Proposed Walkway
(Symbol)	Proposed Driveway
(Symbol)	Proposed Utility
(Symbol)	Proposed Sign
(Symbol)	Proposed Wall
(Symbol)	Proposed Fence
(Symbol)	Proposed Plant
(Symbol)	Proposed Light
(Symbol)	Proposed Manhole
(Symbol)	Proposed Valve
(Symbol)	Proposed Meter
(Symbol)	Proposed Box
(Symbol)	Proposed Pole
(Symbol)	Proposed Post
(Symbol)	Proposed Cap
(Symbol)	Proposed Ring
(Symbol)	Proposed Flange
(Symbol)	Proposed Gasket
(Symbol)	Proposed Bolt
(Symbol)	Proposed Nut
(Symbol)	Proposed Washer
(Symbol)	Proposed Seal
(Symbol)	Proposed Pad
(Symbol)	Proposed Plate
(Symbol)	Proposed Bracket
(Symbol)	Proposed Hanger
(Symbol)	Proposed Support
(Symbol)	Proposed Anchor
(Symbol)	Proposed Embedment
(Symbol)	Proposed Encasement
(Symbol)	Proposed Protection
(Symbol)	Proposed Barrier
(Symbol)	Proposed Guard
(Symbol)	Proposed Rail
(Symbol)	Proposed Cable
(Symbol)	Proposed Rope
(Symbol)	Proposed Chain
(Symbol)	Proposed Link
(Symbol)	Proposed Pin
(Symbol)	Proposed Rivet
(Symbol)	Proposed Screw
(Symbol)	Proposed Nail
(Symbol)	Proposed Staple
(Symbol)	Proposed Glue
(Symbol)	Proposed Weld
(Symbol)	Proposed Solder
(Symbol)	Proposed Brazing
(Symbol)	Proposed Casting
(Symbol)	Proposed Molding
(Symbol)	Proposed Forming
(Symbol)	Proposed Finishing
(Symbol)	Proposed Painting
(Symbol)	Proposed Coating
(Symbol)	Proposed Sealing
(Symbol)	Proposed Insulating
(Symbol)	Proposed Waterproofing
(Symbol)	Proposed Fireproofing
(Symbol)	Proposed Soundproofing
(Symbol)	Proposed Vibrationproofing
(Symbol)	Proposed Shockproofing
(Symbol)	Proposed Blastproofing
(Symbol)	Proposed Radiationproofing
(Symbol)	Proposed Chemicalproofing
(Symbol)	Proposed Biologicalproofing
(Symbol)	Proposed Nuclearproofing
(Symbol)	Proposed Cosmicproofing
(Symbol)	Proposed Gravitationalproofing
(Symbol)	Proposed Electromagneticproofing
(Symbol)	Proposed Acousticproofing
(Symbol)	Proposed Thermalproofing
(Symbol)	Proposed Mechanicalproofing
(Symbol)	Proposed Electricalproofing
(Symbol)	Proposed Electronicproofing
(Symbol)	Proposed Opticalproofing
(Symbol)	Proposed Magneticproofing
(Symbol)	Proposed Gravitationalproofing
(Symbol)	Proposed Electromagneticproofing
(Symbol)	Proposed Acousticproofing
(Symbol)	Proposed Thermalproofing
(Symbol)	Proposed Mechanicalproofing
(Symbol)	Proposed Electricalproofing
(Symbol)	Proposed Electronicproofing
(Symbol)	Proposed Opticalproofing
(Symbol)	Proposed Magneticproofing
(Symbol)	Proposed Gravitationalproofing



MAP 263
 LOT 58
 N/F
 SWAN NET EAST COAST SERVICES CORP.

MAP 263
 LOT 64
 152,460 S.F.
 3.54 ACRES

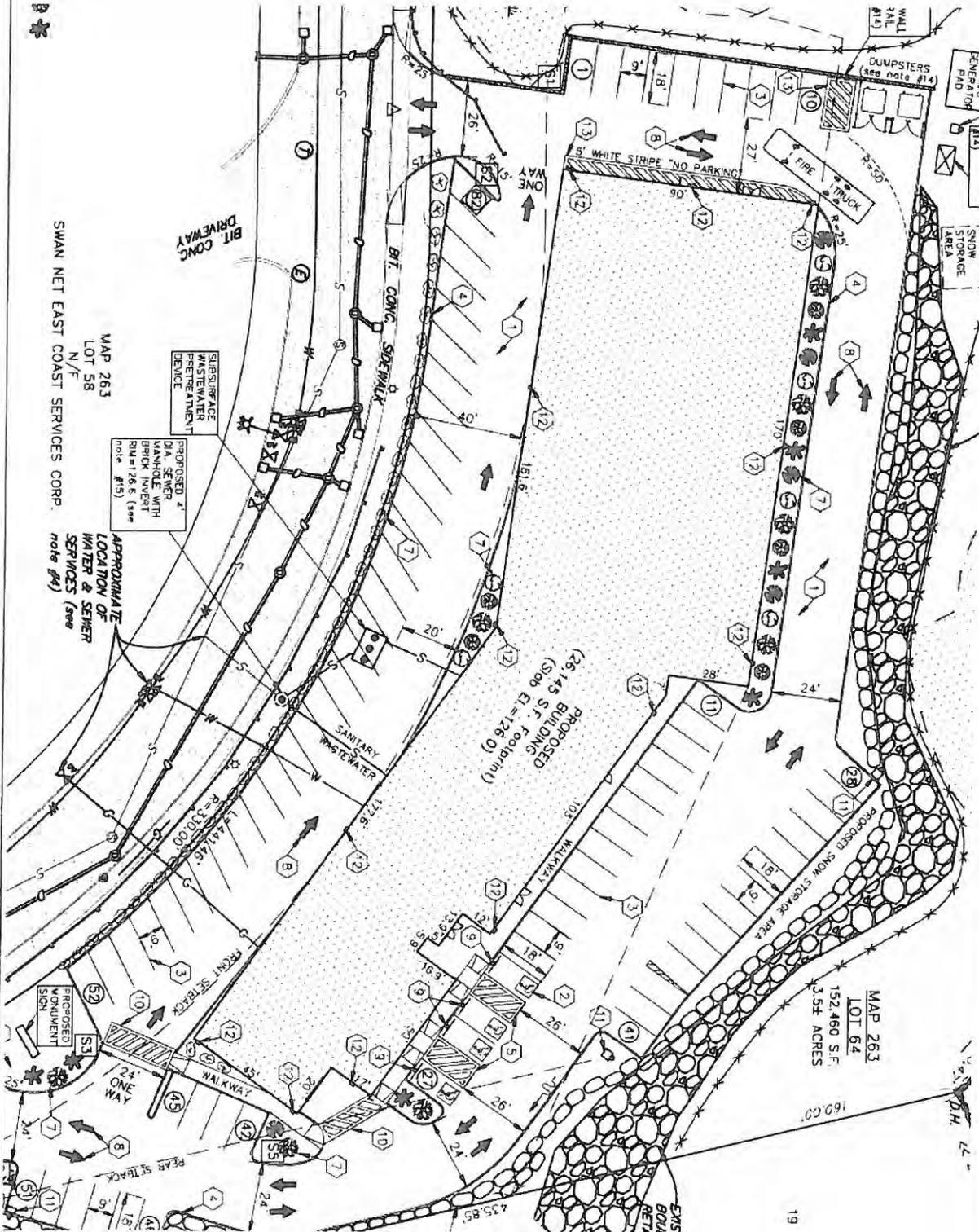


Happy Valley Gloucester - Exterior

American Alarm & Communications, Inc.

DATE	BY	PROJECT	SCALE
10/11	WJS	1001	1/4" = 1'-0"

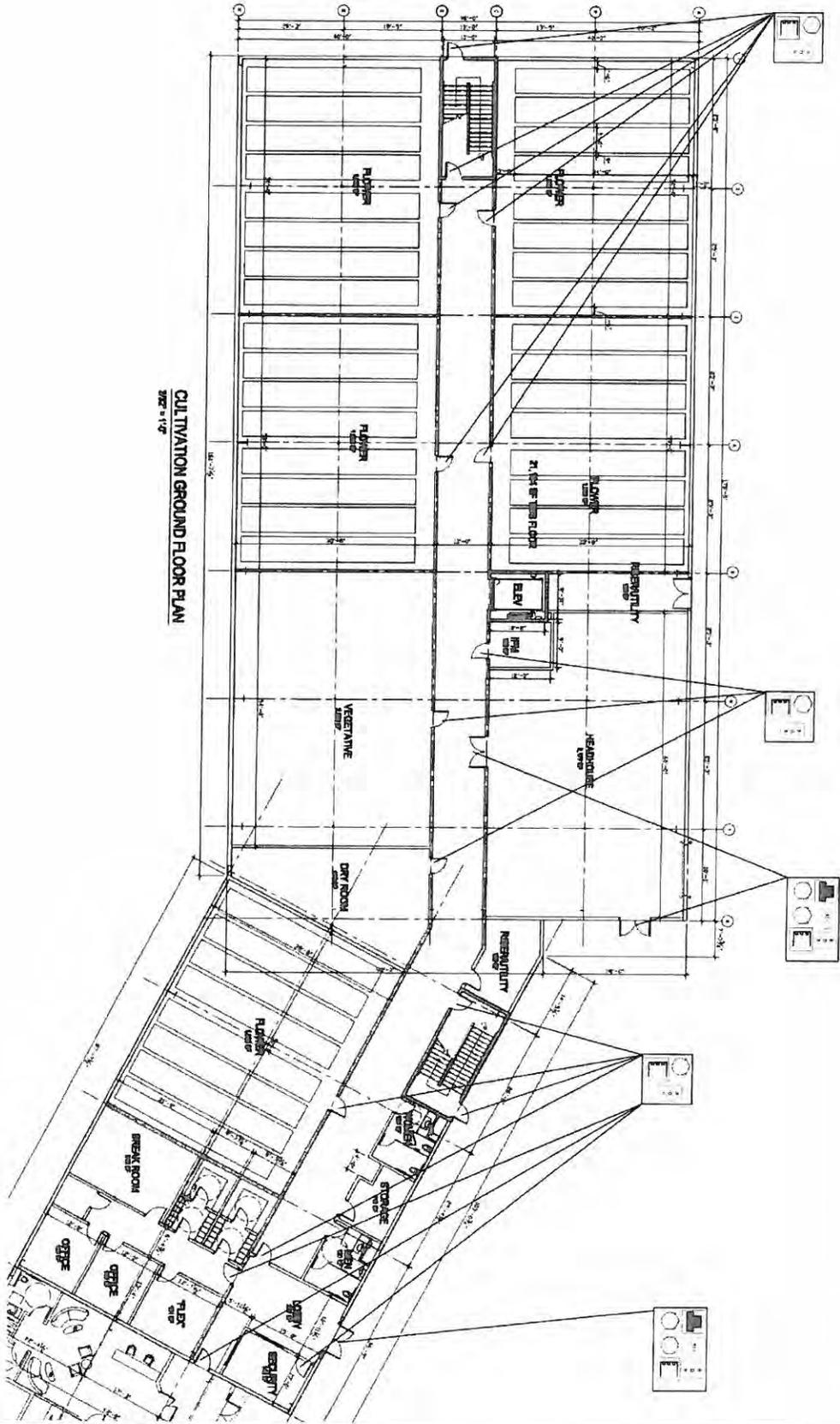
Symbol	Description
(Circle with dot)	Proposed Fire Hydrant
(Circle with cross)	Proposed Fire Alarm Pull Station
(Circle with 'X')	Proposed Fire Alarm Control Panel
(Circle with 'A')	Proposed Fire Alarm Bell
(Circle with 'B')	Proposed Fire Alarm Bell
(Circle with 'C')	Proposed Fire Alarm Bell
(Circle with 'D')	Proposed Fire Alarm Bell
(Circle with 'E')	Proposed Fire Alarm Bell
(Circle with 'F')	Proposed Fire Alarm Bell
(Circle with 'G')	Proposed Fire Alarm Bell
(Circle with 'H')	Proposed Fire Alarm Bell
(Circle with 'I')	Proposed Fire Alarm Bell
(Circle with 'J')	Proposed Fire Alarm Bell
(Circle with 'K')	Proposed Fire Alarm Bell
(Circle with 'L')	Proposed Fire Alarm Bell
(Circle with 'M')	Proposed Fire Alarm Bell
(Circle with 'N')	Proposed Fire Alarm Bell
(Circle with 'O')	Proposed Fire Alarm Bell
(Circle with 'P')	Proposed Fire Alarm Bell
(Circle with 'Q')	Proposed Fire Alarm Bell
(Circle with 'R')	Proposed Fire Alarm Bell
(Circle with 'S')	Proposed Fire Alarm Bell
(Circle with 'T')	Proposed Fire Alarm Bell
(Circle with 'U')	Proposed Fire Alarm Bell
(Circle with 'V')	Proposed Fire Alarm Bell
(Circle with 'W')	Proposed Fire Alarm Bell
(Circle with 'X')	Proposed Fire Alarm Bell
(Circle with 'Y')	Proposed Fire Alarm Bell
(Circle with 'Z')	Proposed Fire Alarm Bell



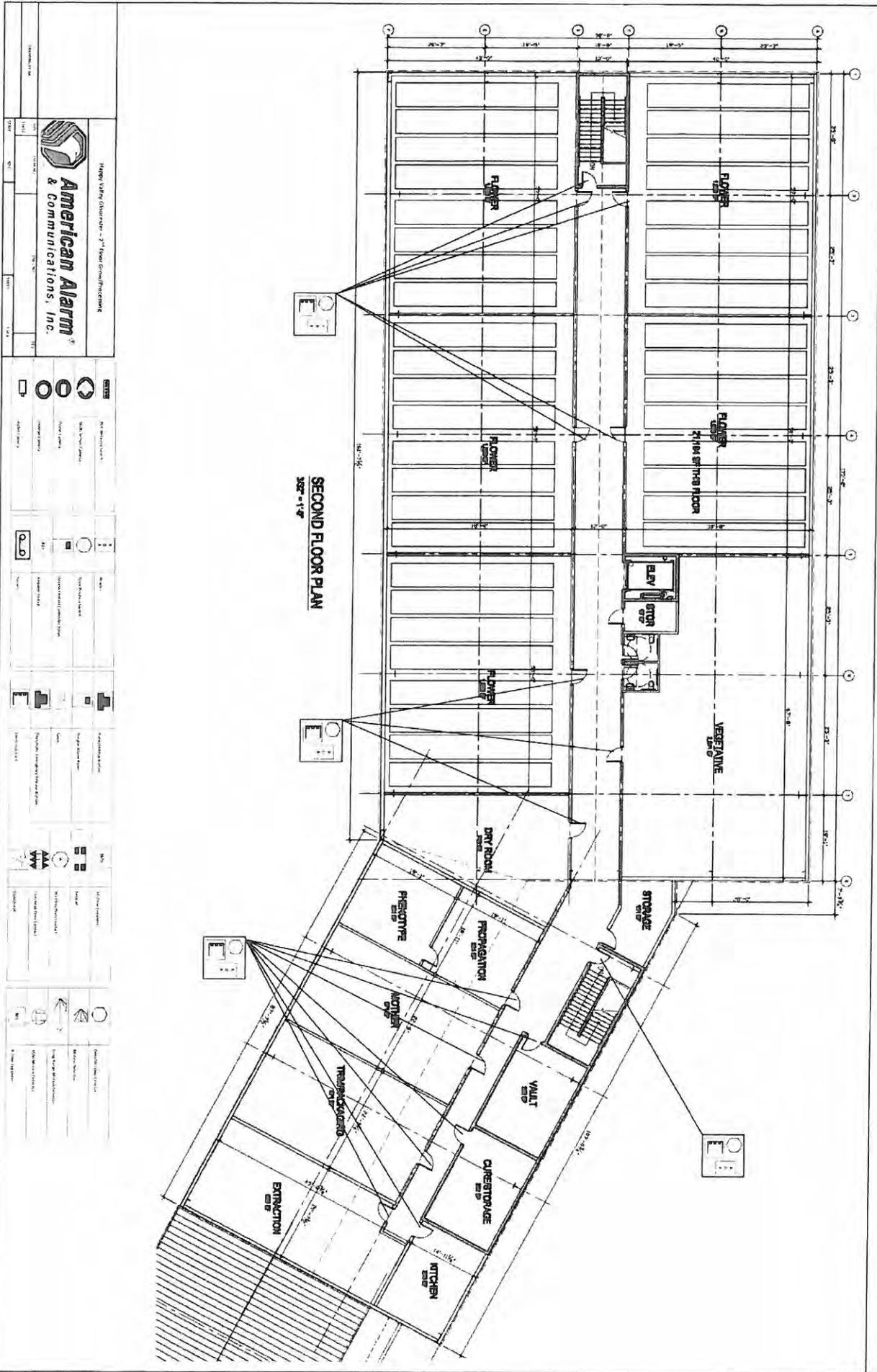


DATE: 11/11/11	BY: [Signature]	SCALE: 1/8" = 1'-0"
PROJECT: [Signature]	NO: 111	REV: 1.0

Symbol	Description
[Symbol]	Smoke Detector
[Symbol]	Photo Eye
[Symbol]	Temperature Sensor
[Symbol]	Door Contact
[Symbol]	Window Contact
[Symbol]	Emergency Alarm
[Symbol]	Control Panel
[Symbol]	Power Supply
[Symbol]	Relay
[Symbol]	Zone
[Symbol]	Zone Expansion
[Symbol]	Zone Inhibit
[Symbol]	Zone Restore
[Symbol]	Zone Silence
[Symbol]	Zone Alarm
[Symbol]	Zone Trouble
[Symbol]	Zone Ready
[Symbol]	Zone Disarm
[Symbol]	Zone Arm
[Symbol]	Zone Test
[Symbol]	Zone Monitor
[Symbol]	Zone Control
[Symbol]	Zone Status
[Symbol]	Zone Error
[Symbol]	Zone Warning
[Symbol]	Zone Alarm Clear
[Symbol]	Zone Trouble Clear
[Symbol]	Zone Ready Clear
[Symbol]	Zone Disarm Clear
[Symbol]	Zone Arm Clear
[Symbol]	Zone Test Clear
[Symbol]	Zone Monitor Clear
[Symbol]	Zone Control Clear
[Symbol]	Zone Status Clear
[Symbol]	Zone Error Clear
[Symbol]	Zone Warning Clear
[Symbol]	Zone Alarm Clear
[Symbol]	Zone Trouble Clear
[Symbol]	Zone Ready Clear
[Symbol]	Zone Disarm Clear
[Symbol]	Zone Arm Clear
[Symbol]	Zone Test Clear
[Symbol]	Zone Monitor Clear
[Symbol]	Zone Control Clear
[Symbol]	Zone Status Clear
[Symbol]	Zone Error Clear
[Symbol]	Zone Warning Clear



CULTIVATION GROUND FLOOR PLAN
1/8" = 1'-0"



HARDY Safety Division - 2nd Floor Growth/Recovery

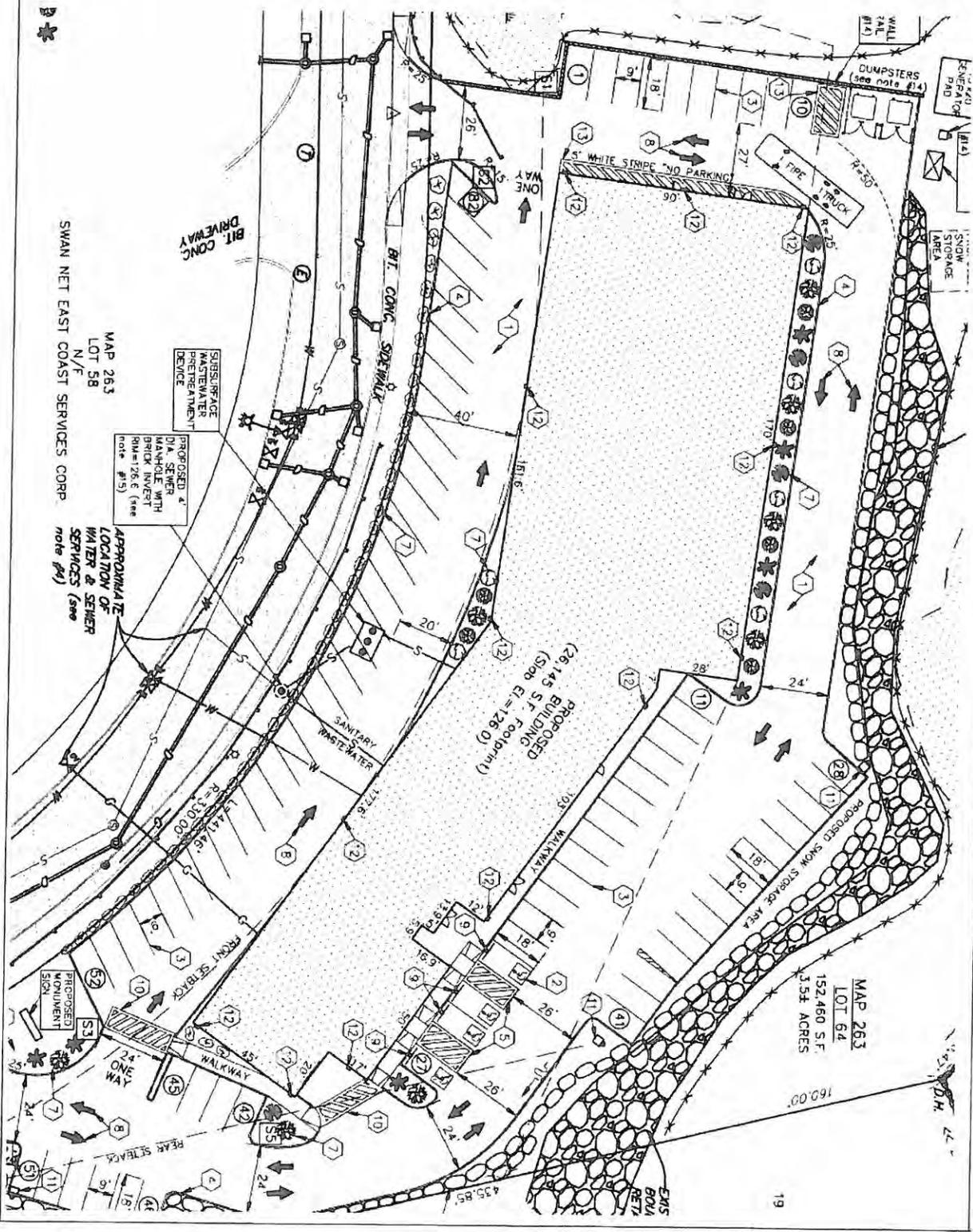
American Alarm & Communications, Inc.

1000 W. 10th St. Suite 1000
 Denver, CO 80202
 Phone: (303) 733-1111
 Fax: (303) 733-1112
 Website: www.americanalarm.com

SYSTEMS

Fire Alarm
 Burglar Alarm
 Access Control
 Video Surveillance
 Environmental Monitoring
 Intercom
 PA System
 Time Clock
 Elevator Control
 Security System
 Fire Alarm
 Burglar Alarm
 Access Control
 Video Surveillance
 Environmental Monitoring
 Intercom
 PA System
 Time Clock
 Elevator Control
 Security System

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100
---	---	---	---	---	---	---	---	---	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	-----



MAP 263
LOT 58
N/F
SWAN NET EAST COAST SERVICES CORP

APPROXIMATE
LOCATION OF
WATER & SEWER
SERVICES (see
note #4)

PROPOSED 4' DIA. SEWER MANHOLE WITH BRICK INVERT RIM=126.6 (see note #15)

PROPOSED BUILDING
(26,145 S.F. FOOTPRINT)
(See E.L.=126.0)

MAP 263
LOT 64
152,460 S.F.
3.54 ACRES



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 receiving 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 WY 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

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

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

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

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 receiving the notification and not the homeowner as required. Please be sure you are complying with Gloucester Board of Assessors notification requirements.

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





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



**CITY OF GLOUCESTER 2017
CITY COUNCIL ORDER**

ORDER: CC#2017-014
COUNCILLORS: Scott Memhard

DATE RECEIVED BY COUNCIL: 05/23/17
REFERRED TO: P&D
FOR COUNCIL VOTE:

ORDERED that the private way known as Starknaught Heights be accepted by the City as a public Street in accordance with the Gloucester Code of Ordinances Sec. 21-1; and

FURTHER ORDERED that the name of the street be included in the City's list of public ways as provided in the Gloucester Code of Ordinances Sec. 21-2; and

FURTHER ORDERED that this matter be referred to the Planning & Development Standing Committee for review and recommendation.

Scott Memhard
Ward 1 Councillor

Sec. 21-1. - Prerequisites to acceptance of ways.

No ways shall be accepted as public ways of the city unless the order for acceptance is accompanied by a statement in writing, signed by the director of public works, the mayor and the city auditor, stating that sufficient funds are on hand and will be allocated for placing such way in safe condition for travel.

(Code 1970, § 20-1)

Sec. 21-2. - Record of street names, widths, etc.

The city clerk shall keep a book, in which shall be recorded and alphabetically arranged the names of all the streets and ways in the city which are laid out and accepted, with the date of such laying out and acceptance, the widths of such streets and ways, and all alterations made therein from time to time by the city council.

(Code 1970, § 20-3)

Sec. 21-1. - Prerequisites to acceptance of ways.

No ways shall be accepted as public ways of the city unless the order for acceptance is accompanied by a statement in writing, signed by the director of public works, the mayor and the city auditor, stating that sufficient funds are on hand and will be allocated for placing such way in safe condition for travel.

(Code 1970, § 20-1)

Sec. 21-2. - Record of street names, widths, etc.

The city clerk shall keep a book, in which shall be recorded and alphabetically arranged the names of all the streets and ways in the city which are laid out and accepted, with the date of such laying out and acceptance, the widths of such streets and ways, and all alterations made therein from time to time by the city council.

(Code 1970, § 20-3)