

Planning & Development Committee
Wednesday, June 7, 2017 – 5:30 p.m.
1st Fl. Council Committee Room – City Hall
-Minutes-

Present: Chair, Councilor Paul Lundberg; Vice Chair, Councilor Melissa Cox; Councilor Valerie Gilman
Absent: None.

Also Present: None.

The meeting was called to order at 5:30 p.m.

Councilor Lundberg, Committee Chair, took the first two items of the agenda out of order. SCP2017-007 appearing as item #2 on the agenda was brought forward first, and the Special Event Applications, appearing as item #1 on the agenda, were taken up second.

1. *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*

Attorney Mark Nestor, 45 Middle Street, Ste. 1, Gloucester MA, representing owner, Gloucester Harbor Company LLC, Winchester, MA, conveyed that his client seeks to convert the 2nd and 3rd floors, which are currently offices, into one bedroom apartments. They want to make the building more compliant with what is on the street, which is putting retail on the first floor and apartments on the second and third floors. They obtained from the ZBA a special use permit to convert it from retail/commercial to retail/multi-family. The ZBA also approved all of the variances except the one regarding open space, which is the purview of the City Council. The building that houses the apartments has been there since 1900 and there has been no change to the exterior since it was built. The open space they have now, in 2017, is the same open space that has been there since 1900. They are not seeking to make any changes to the exterior of the building. There is a requirement of 5,000 square feet of open space, and this location only has 3,496. This open space is in the back of the building, facing Rogers Street, and is a combined lot for the 55-63 Main Street buildings.

This plan is more in line with the Community Development Plan of 2001, which encouraged the changing of the downtown with the goal being to make as many of the upper units as possible into apartments to improve housing and to blend in with the downtown area. Many of the buildings across from 63 Main Street have already been converted into apartments, due in part to businesses dwindling in that area as those businesses move to other complexes or close.

Councilor Gilman asked where the parking would be for these apartments, and if the apartments would be affordable. Attorney Nestor explained that the matter of parking was already addressed and resolved by the Building Inspector and the ZBA: since the building has been occupied as a commercial space since before 1967, the location is grandfathered in and does not require off street parking. Speaking to the question of affordability, Attorney Nestor said he is not presenting these units as affordable.

COMMITTEE RECOMMENDATION: On a motion by Councilor Gilman, seconded by Councilor Cox, the Planning & Development Committee voted 3 in favor, 0 opposed, to recommend that the City Council GRANT a Special Council Permit (SCP2017-007) to Gloucester Harbor Company LLC, Winchester, MA, to allow for an existing building to be converted from office space on the second and third floors of a three-floor building into two residential one bedroom units at Main Street #63, Gloucester Massachusetts, Map 7, Lot 34, zoned CB, pursuant to 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 second and third floor office space into apartments so that the lot area per dwelling unit is reduced from 2,500 square feet to 1,460 square feet and the minimum open space per dwelling unit is reduced from 5,000 square feet to 3,496 square feet. The application under GZO Sec. 1.8.3 is deemed in harmony with the intent and purpose of the zoning ordinance governing Special Council Permits.

This matter will be advertised for public hearing.

A TRUE COPY, ATTEST

CITY CLERK

Planning & Development Committee
Wednesday, June 7, 2017 – 5:30 p.m.
1st Fl. Council Committee Room – City Hall
-Minutes-

Present: Chair, Councilor Paul Lundberg; Vice Chair, Councilor Melissa Cox; Councilor Valerie Gilman

Absent: None.

Also Present: None.

The meeting was called to order at 5:30 p.m.

Councilor Lundberg, Committee Chair, took the first two items of the agenda out of order. SCP2017-007 appearing as item #2 on the agenda was brought forward first, and the Special Event Applications, appearing as item #1 on the agenda, were taken up second.

1. **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**

Attorney Mark Nestor, 45 Middle Street, Ste. 1, Gloucester MA, representing owner, Gloucester Harbor Company LLC, Winchester, MA, conveyed that his client seeks to convert the 2nd and 3rd floors, which are currently offices, into one bedroom apartments. They want to make the building more compliant with what is on the street, which is putting retail on the first floor and apartments on the second and third floors. They obtained from the ZBA a special use permit to convert it from retail/commercial to retail/multi-family. The ZBA also approved all of the variances except the one regarding open space, which is the purview of the City Council. The building that houses the apartments has been there since 1900 and there has been no change to the exterior since it was built. The open space they have now, in 2017, is the same open space that has been there since 1900. They are not seeking to make any changes to the exterior of the building. There is a requirement of 5,000 square feet of open space, and this location only has 3,496. This open space is in the back of the building, facing Rogers Street, and is a combined lot for the 55-63 Main Street buildings.

This plan is more in line with the Community Development Plan of 2001, which encouraged the changing of the downtown with the goal being to make as many of the upper units as possible into apartments to improve housing and to blend in with the downtown area. Many of the buildings across from 63 Main Street have already been converted into apartments, due in part to businesses dwindling in that area as those businesses move to other complexes or close.

Councilor Gilman asked where the parking would be for these apartments, and if the apartments would be affordable. **Attorney Nestor** explained that the matter of parking was already addressed and resolved by the Building Inspector and the ZBA: since the building has been occupied as a commercial space since before 1967, the location is grandfathered in and does not require off street parking. Speaking to the question of affordability, Attorney Nestor said he is not presenting these units as affordable.

COMMITTEE RECOMMENDATION: On a motion by Councilor Gilman, seconded by Councilor Cox, the Planning & Development Committee voted 3 in favor, 0 opposed, to recommend that the City Council GRANT a Special Council Permit (SCP2017-007) to Gloucester Harbor Company LLC, Winchester, MA, to allow for an existing building to be converted from office space on the second and third floors of a three-floor building into two residential one bedroom units at Main Street #63, Gloucester Massachusetts, Map 7, Lot 34, zoned CB, pursuant to 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 second and third floor office space into apartments so that the lot area per dwelling unit is reduced from 2,500 square feet to 1,460 square feet and the minimum lot area per dwelling unit is reduced from 5,000 square feet to 3,496 square feet. The application under GZO Sec. 1.8.3 is deemed in harmony with the intent and purpose of the zoning ordinance governing Special Council Permits.

This matter will be advertised for public hearing.

2. 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

It was noted by **Councilor Lundberg** that both events were approved by the Special Events Advisory Committee. However, questions were posed by **Councilors Cox** and **Gilman** as to whether or not there would be a police detail, and how the dangerous traffic areas of the route would be made safe for runners. As there were no representatives from the Cape Ann YMCA/YMCA North Shore in attendance, the Committee continued the matter so that representatives could be present to answer questions.

The matter was continued to June 21, 2017.

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 06/20/17)**

SCP2017-006: Great Republic Drive #38 is not yet ready to be heard and is still before the Planning Board. At the request of the applicant the Committee assented to continue the matter to its June 21, 2017 meeting. This matter will have a public hearing opened on Tuesday, June 13 at the City Council meeting and continued to June 27, 2017.

This matter is continued to June 21, 2017.

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)**

The Planning Board has yet to finish with the review of this Council Order which would amend the Zoning Ordinance and so hasn't forwarded a recommendation; therefore, the Planning & Development Committee will continue this matter to June 21, 2017.

This matter is continued to June 21, 2017.

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 pursuant to GCO Sec. 21-1 and Sec. 21-2**

Per the Code of Ordinance the City Clerk has forwarded a memorandum to the Public Works Director, the Mayor and the City Auditor for their written recommendations. As documentation has not yet been received the Committee continued this matter to its June 21, 2017 meeting.

A motion was made, seconded and voted unanimously to adjourn the meeting at 5:49 p.m.

Respectfully submitted,

Grace E. Poirier

Assistant City Clerk as Substitute Recorder

DOCUMENTS/ITEMS SUBMITTED AT MEETING: None