



CITY OF GLOUCESTER PLANNING BOARD

**May 4, 2017
6:00 P.M.**

**Kyrouz Auditorium
9 Dale Ave, Gloucester**

Richard Noonan, Chair

Members Present: Rick Noonan, Chair, Doug Cook, Joe Orlando, Ken Hecht, Henry McCarl, Shawn Henry

Staff: Gregg Cademartori, Planning Director, Matthew Coogan, Senior Planner

I. BUSINESS

A. Approval of Outstanding Minutes- April 6, 2017

Motion to approve the minutes of April 6, 2017 was made by Mr. Cook seconded by Mr. McCarl and unanimously approved.

B. Public Comment-None

II. CONSENT AGENDA

Planning Board to consider the *Site Plan* submitted by Energy North, Inc. for an expansion of an existing commercial use and parking at **65 – 73 Essex Avenue** (Assessors Map 217, Lots 20 and 22).

Mr. Cademartori reported that this site plan was submitted several months ago. The Engineers have been trying to determine how the construction will comply with the FEMA regulations. The applicant has requested a continuance until the next meeting.

Motion to continue the Site Plan submitted by Energy North, Inc. for an expansion of an existing commercial use and parking at 65 – 73 Essex Avenue (Assessors Map 217, Lots 20 and 22 was made by Mr. Cook seconded by Mr. Orlando and unanimously approved.

III. CONTINUED PUBLIC HEARINGS

In accordance with the City of Gloucester Zoning Ordinance, Sections 5.10 and 3.4.2 The Planning Board to review the following application:

Christopher and Carleen Melanson for a Special Permit to construct a new home located within the Water Protection Overlay District at **12 and 12R Cole Avenue** (Map 213, Lots 24 and 25). *Continued from December 15th meeting.*

John Judd Gateway Consultants

This site has had a lot of debris which has been cleaned up to be able to build a single family home on the lot. There is water and sewer. This home will be a cleaner use that what was there before. A letter from Paul Keene has been submitted for the drainage plan and a recommendation for an approval of the special permit.

Public Comment: None

Motion to approve the Special Permit to construct a new home located within the Water Protection Overlay District at 12 and 12R Cole Avenue (Map 213, Lots 24 and 25) was made by Mr. Orlando, seconded by Mr. Hecht and unanimously approved.

In accordance with MGL Chapter 40A, Section 9, and City of Gloucester Zoning Ordinance, Sections 1.5.5, 1.8.3 and 5.21, the Gloucester Planning Board to consider the following application:

The McNiff Company, LLC for a Common Driveway Special Permit, Section 5.21, to serve four lots at **12 Causeway Street** (Assessors Map 234, Lot 47). *Continued from March 16th meeting.*

Bob Griffin Griffin Engineering

Jay McNiff, McNiff Companies

Mr. Griffin reported that since the last meeting they have been in front of the Conservation Commission who approved the project. Some changes have been made to the plan; hammerhead turnaround instead of a circular turnaround, there is now 1 24" diameter pipe for drainage with a level spreader at the end. A 425 s.f. replication area and invasive species control has been added to the plan. The fire chief concerns have been addressed. There will be underground waterlines brought into the lots.

Public Comment:

Christine Sherman- 95 Concord St

Ms. Sherman stated she is in favor of the project.

Motion to approve The McNiff Company, LLC for a Common Driveway Special Permit, Section 5.21, to serve four lots at 12 Causeway Street (Assessors Map 234, Lot 47) was made by Mr. McCarl, seconded by Mr. Hecht and unanimously approved.

IV. OTHER BUSINESS

1. CPA Update

Mr. McCarl reported that 10 applications have been received with one more coming in. Site visits have been done to become familiar with the area. Next Tuesday starts discussion on approvals.

V. ADJOURNMENT

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

VI. NEXT MEETING

Next regular meeting of the Planning Board May 18, 2017

Planning Board Members: If you are unable to attend the next meeting please contact the Planning Office at (978)325-5235.