



CITY OF GLOUCESTER PLANNING BOARD

July 20, 2017

6:00 P.M.

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

MINUTES

Members Present: Rick Noonan – Chair, Doug Cook, Hank McCarl, Ken Hecht, Jonathan Pratt

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

I. BUSINESS

A. Approval of Outstanding Minutes

Motion to approve the meeting minutes of June 1, 2017 was made by Mr. McCarl seconded by Mr. Hecht and unanimously approved.

B. Public Comment - None

II. CONSENT AGENDA

Planning Board to consider the *Approval Not Required* Plan submitted by 41 Friend Street Trust of 1995 David Rose Tr., to divide a lot at 41 Friend Street (Assessors Map 51, Lot 36).

John Judd, Gateway Consultants

Mr. Judd, representing the applicant, explained that the applicant intends to create a new lot with a home from an existing lot with 4 principle dwellings. The ZBA granted a Special Permit granted required to create the new lot. The Special Permit was granted on October 29, 2016. Mr. Coogan explained that it was necessary for the applicant to receive the special permit in order to divide the lot through the ANR process.

Mr. Noonan confirmed with Mr. Judd that all the principle structures are residential dwelling units.

Motion that the subdivision control law does not apply to the Approval Not Required Plan submitted by 41 Friend Street Trust of 1995 David Rose Tr. to divide a lot at 41 Friend Street (Assessors Map 51, Lots 36) was made by Mr. Cook, seconded by Mr. Hecht and unanimously approved.

Planning Board to consider the *Approval Not Required* Plan submitted by Ricardo & Wendy Quinones to divide one lot into two new lots at 25 Concord Street (Assessors Map 229, Lot 72).

Mr. Coogan explained that the current lot is 1.5 acres with existing home. It is the applicants' intention to divide the lot into 2 lots that comply with the R-20 zoning district in terms of required lot size and frontage. He noted that the new Lot A has a garage that would either need to be razed or zoning relief would need to be sought. Lot B would have the existing dwelling unit, and the applicant would need to seek relief from the ZBA for front yard setback.

Mr. Noonan confirmed with Mr. Coogan that the lot frontage for Lot A is on Concord St.

Motion that the subdivision control law does not apply to the Approval Not Required Plan submitted by Ricardo & Wendy Quinones to divide one lot into two new lots at 25 Concord Street (Assessors Map 229, Lot 72) was made by Mr. Hecht, seconded by Mr. Cook and unanimously approved.

Planning Board to consider a *Site Plan Review* submitted by Jeffrey & Nadina Wilk to construct a new commercial building at 8 Kondelin Rd (Assessors Map 198, Lot 31).

John Judd, Gateway Consultants represented applicant. He provided an overview of the 3 acre parcel and the current uses. The proposal is to construct a new 7,800 square foot building with new access onto Kondelin Road. The building would be used for boat storage and potentially for constructing boats.

Mr. Judd confirmed that the building height complies with the zoning district and that there's ample parking for the use of the lot with the new proposed building.

Mr. Coogan provided a summary of staff review. Staff worked with the applicant on several iterations of the plan. In the end the orientation of the building allows for ample maneuvering for large vehicles and allows for new curbing to create a clear delineation between Kondelin Road and the property. The application supplied a composite plan, which was an acceptable submission. The applicant has been working with the City on a Tax Increment Finance (TIF) agreement for their investment. The application has been vetted by all appropriate City departments.

Motion to approve the Site Plan Review application submitted by Jeffrey & Nadina Wilk to construct a new commercial building at 8 Kondelin Road was made by Mr. McCarl, seconded by Mr. Cook, and unanimously approved.

III. OTHER BUSINESS

- Temporary Moratorium on Recreational Marijuana Establishments - discussion
- East Gloucester Zoning - discussion
- Planning Board representation at Department Review Meetings
- CPA Update

IV. ADJOURNMENT

V. NEXT MEETING

Next regular meeting of the Planning Board August 3, 2017

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