



# CITY OF GLOUCESTER

## PLANNING BOARD

September 7, 2017

6:00 P.M.

Kyrouz Auditorium  
9 Dale Ave, Gloucester

Richard Noonan, Chair

CITY CLERK  
GLOUCESTER, MA  
2017 SEP -5 AM 8:02

### I. BUSINESS

- A. Call to Order with a Quorum of the Planning Board
- B. Introduction of Planning Board Members and Staff
- C. Approval of Outstanding Minutes
- D. Public Comment

### II. CONSENT AGENDA

Planning Board to consider the *Approval Not Required* Plan submitted by Riverdock Cottage, LLC to create two new lots with existing dwelling units at 740 and 740R Washington Street (Assessors Map 116, Lot 30).

Planning Board to consider a *Site Plan Review* submitted by Homeport Development Corporation for an expansion of a commercial use at 10 Witham Street (Assessors Map 161, Lot 114).

Planning Board to consider a *Site Plan Review* submitted by William Mondello for an existing parking lot at 33 Commercial Street (Assessors Map 1, Lot 22)

### III. NEW PUBLIC HEARINGS

In accordance with the provisions of MGL Chapter 40A, Section 5, and the Gloucester Zoning Ordinance, Section 1.11, the Gloucester Planning Board to consider the following proposed zoning amendments:

To Amend the Gloucester Zoning Ordinance by adding a new definition to Section VI for "Recreational Marijuana Establishments" and to add a new Section 5.31 Temporary Moratorium on Recreational Marijuana Establishments.

### IV. CONTINUED PUBLIC HEARINGS

In accordance with the provisions of MGL Chapter 40A, Section 5, and the Gloucester Zoning Ordinance, Section 1.11, the Gloucester Planning Board to consider the following petition to rezone one parcel of land:

Amend the Gloucester Zoning Map and corresponding zoning districts in the Zoning Ordinance by rezoning approximately 0.43 acres in the Medium/High Density Residential (R-10) District to the Extensive Business (EB) District at 4 Rust Island Road (Assessors Map 233, Lot 72). *Continued from 8/17/2017 meeting.*

V. **CONTINUED MAJOR PROJECT SPECIAL PERMIT REVIEW**

In accordance to the City of Gloucester Zoning Ordinance, Sections 5.27 and 5.7.4, Gloucester Planning Board to review the following applications:

Happy Valley Ventures MA, Inc. for a Major Project Special Permit to construct a Medical Marijuana Treatment Center and Cultivation Facility at **38 Great Republic Drive** (Assessors Map 263, Lot 64). *Also being reviewed by Planning Board under Section 5.8, Site Plan Review. Continued from August 17th meeting.*

VI. **OTHER BUSINESS**

- CPA Update

VII. **ADJOURNMENT**

VIII. **NEXT MEETING**

*Next regular meeting of the Planning Board September 21, 2017*

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