

CITY CLERK
GLOUCESTER, MA

2018 OCT 11 AM 10: 03



GLOUCESTER CITY COUNCIL
Planning & Development Committee
Wednesday, October 17, 2018 – 5:30 p.m.
1st Fl. Council Conference Room – City Hall
(Items May be taken out of order at the discretion of the Committee)

AGENDA

- 1. Request by Utility Companies for Pole Petitions -- to be conducted as Public Hearings:**
 - A. PP2018-009: Request by National Grid to install a J.O. Pole with Anchor besides 10R Tufts Lane (36 Bennett Street North)
 - B. PP2018-010: Request by Comcast to install +/- 335 ft. of underground conduit for 417 Main Street
- 2. Special Event Application: Christmas Parade & Tree Lighting, November 25, 2018**
- 3. SCP2018-003: Atlantic Road #171, Map 73, Lot 26, GZO Sec.1.8.3 "Standards to be Applied" and GZO Sec. 3.1.6(b) "Building Heights in Excess of 35 Feet" in the R-20 district (Cont'd from 10/03/18)**
- 4. SCP2018-004: Main Street #189, Map 8, Lot 27, GZO Sec. 1.8.3 "Standards to be Applied" and GZO Sec. 2.3.1.7 "Conversion to or new multi-family or apartment dwelling, four to six dwelling units," 3.1.6(b) "Building Heights in Excess of 35 Feet" and 3.2.2(a) "Minimum lot area per dwelling unit or minimum open space per dwelling unit, or both, may be decreased by special permit" in the CB district**

COMMITTEE

Chair, Councilor Valerie Gilman
Vice Chair, Councilor Jen Holmgren
Councilor Paul Lundberg

CC: Mayor Theken
Jim Destino
Joanne Senos
Chip Payson
Gregg Cademartori

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

2018 SEP 25 AM 8:24

Questions contact – Annette Thompson 781-907-3450

PETITION FOR JOINT OR IDENTICAL POLE LOCATIONS

North Andover, Massachusetts

To the City Council
Of Gloucester, Massachusetts

NATIONAL GRID and Verizon New England, Inc requests permission to locate poles, wires, and fixtures, including the necessary sustaining and protecting fixtures, along and across the following public way:

Bennett Street North - National Grid to install 1 JO Pole on Bennett St North. National Grid to install one new pole and anchor beside 10R Tufts Lane (36 Bennett St North). New Pole (P#8324) will be approximately 122 ft SE off existing pole (P#8323).

Location approximately as shown on plan attached

Wherefore it prays that after due notice and hearing as provided by law, it be granted a location for and permission to erect and maintain poles and wires, together with such sustaining and protecting fixtures as it may find necessary, said poles to be erected substantially in accordance with the plan filed herewith marked – Bennett Street North - Gloucester – Massachusetts.

No.# 26600345 September 24, 2018

Also for permission to lay and maintain underground laterals, cables, and wires in the above or intersecting public ways for the purpose of making connections with such poles and buildings as each of said petitioners may desire for distributing purposes.

Your petitioner agrees to reserve space for one cross-arm at a suitable point on each of said poles for the fire, police, telephone, and telegraph signal wires belonging to the municipality and used by it exclusively for municipal purposes.

NATIONAL GRID
BY Robert Gault
Engineering Department

VERIZON NEW ENGLAND, INC.
BY _____
Manager / Right of Way



City of Gloucester Abutters Report

Abutters to Parcel: Map-Lot-Unit 115-56

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 this 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 City Council and it reflects the abutters to the Parcel known as Map 115 Lot 56 as further shown on the attached map dated 8/9/2018.

ABUTTER	STREET ADDRESS	PARCEL NO.	TAX BILL ADDRESS
124-30 CROUSE TIMOTHY TR & CROUSE LINDSAY GLOBAL BUSINESS MANAGEMENT	31 BENNETT ST NO	124-30	CROUSE TIMOTHY TR & CROUSE LINDSAY GLOBAL BUSINESS MANAGEMENT 15250 VENTURA BLVD SUITE 710 SHERMAN OAKS, CA 91403
115-78 DICKINSON JANET M & CANNIFF ERIN	32 BENNETT ST NO	115-78	DICKINSON JANET M & CANNIFF ERIN 32 BENNETT ST NO GLOUCESTER, MA 01930
124-18 KETCHOPULOS CHAD A & LEAH	33 BENNETT ST NO	124-18	KETCHOPULOS CHAD A & LEAH 33 BENNETT ST NO GLOUCESTER, MA 01930
115-54 MANNLE THOMAS E & ANN G C/O FORRER MADELEINE A	34 BENNETT ST NO	115-54	MANNLE THOMAS E & ANN G C/O FORRER MADELEINE A 34 BENNETT ST NO GLOUCESTER, MA 01930
115-29 KAMINSKI ERIC P & KARA M	38 BENNETT ST NO	115-29	KAMINSKI ERIC P & KARA M 38 BENNETT ST NO GLOUCESTER, MA 01930
115-56 NICASTRO JEREMIAH & LEAHY LISA	10R TUFTS LN	115-56	NICASTRO JEREMIAH & LEAHY LISA 10R TUFTS LN UNIT 1 GLOUCESTER, MA 01930
124-8 CROUSE TIMOTHY TR & CROUSE LINDSAY GLOBAL BUSINESS MANAGEMENT	765 WASHINGTON ST	124-8	CROUSE TIMOTHY TR & CROUSE LINDSAY GLOBAL BUSINESS MANAGEMENT 15250 VENTURA BLVD SUITE 710 SHERMAN OAKS, CA 91403



City of Gloucester Abutters Report

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ABUTTER	STREET ADDRESS	PARCEL NO.	TAX BILL ADDRESS
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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 Brousseau, MAA
GLOUCESTER BOARD OF ASSESSORS

City of Gloucester Assessors' Office, City Hall, 9 Dale Avenue, Gloucester, MA 01930
8/9/2018

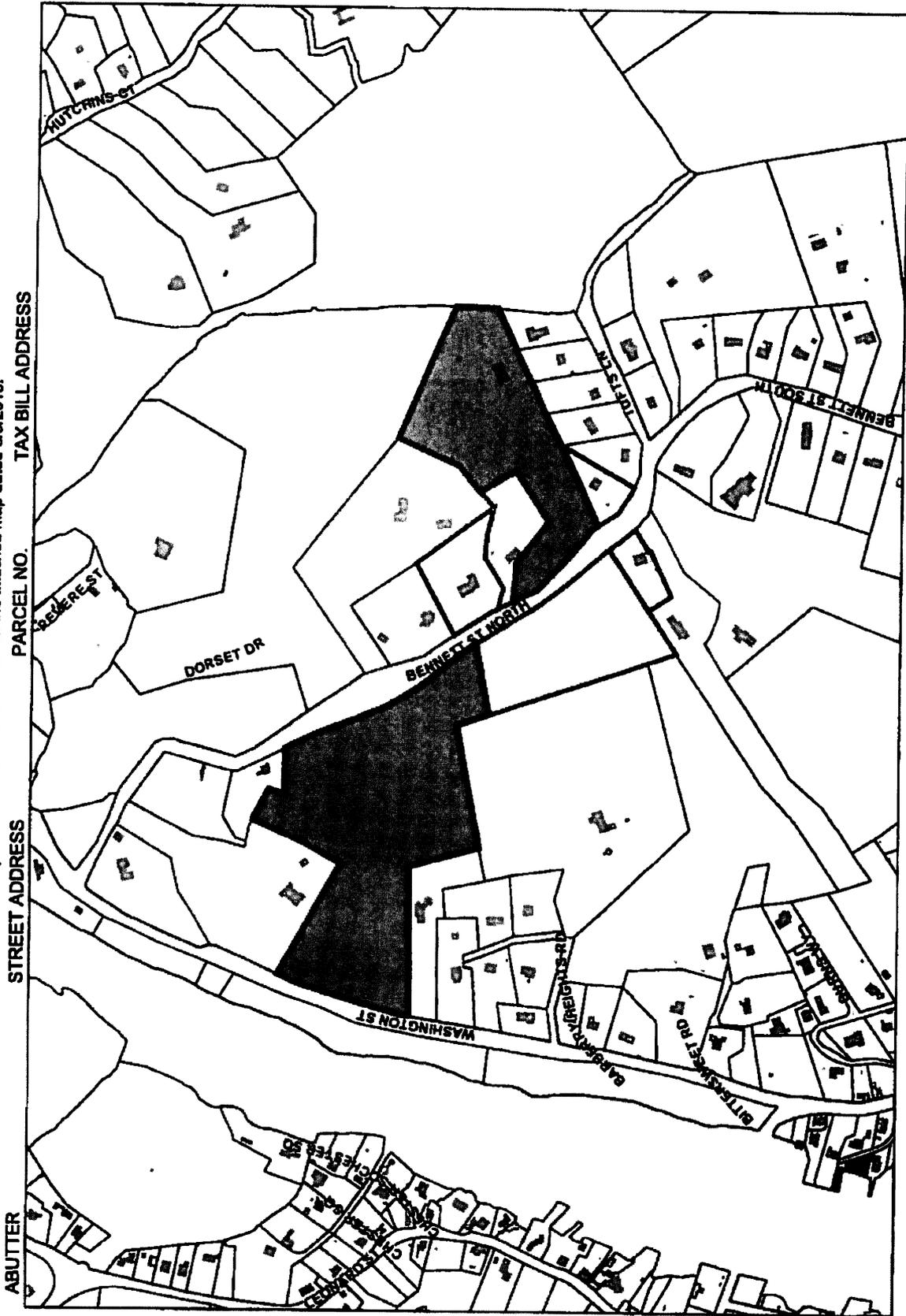


City of Gloucester Abutters Report

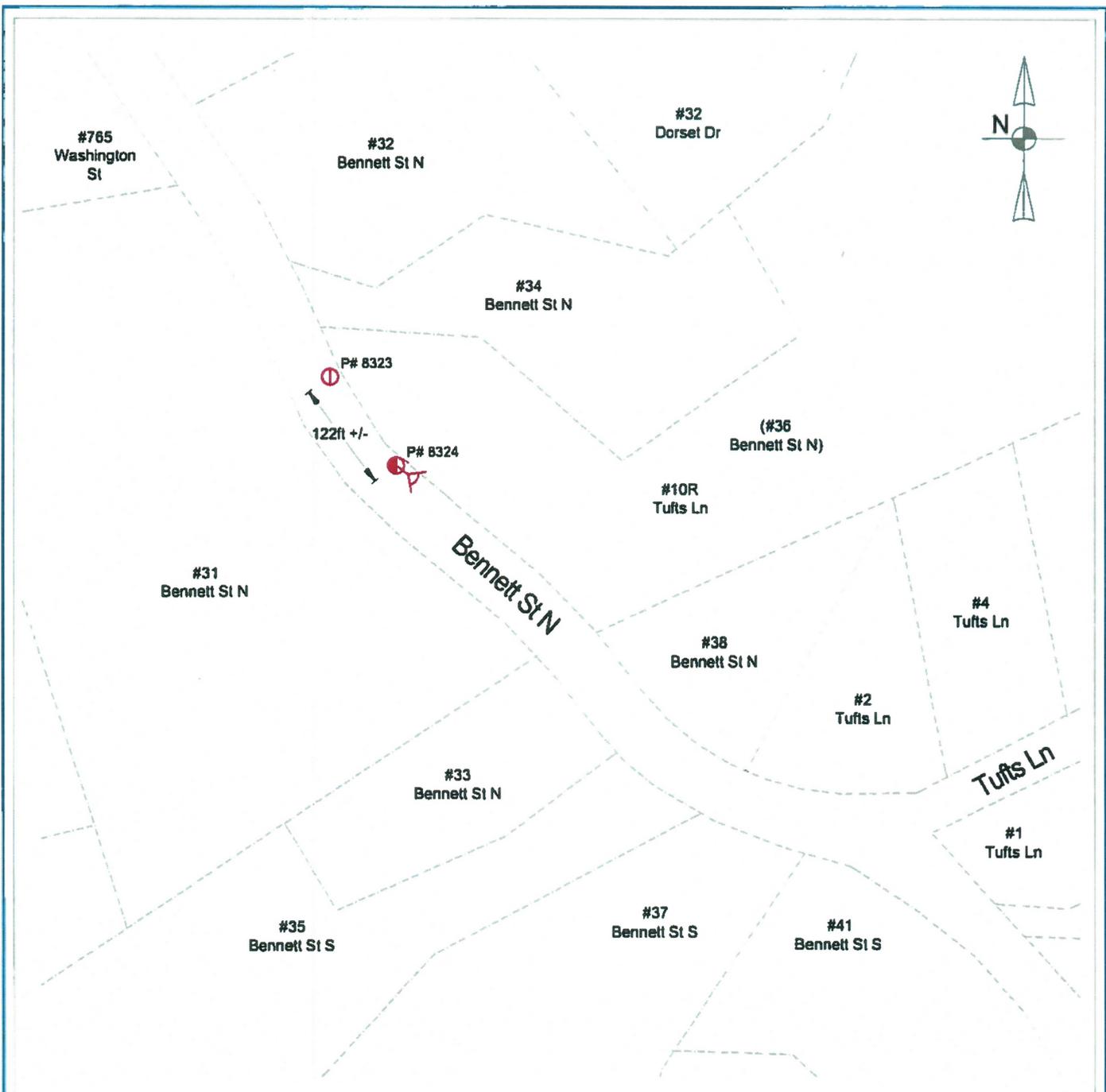
Abutters to Parcel: Map-Lot-Unit 115-56

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Gloucester Board of Assessors

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ABUTTER	STREET ADDRESS	PARCEL NO.	TAX BILL ADDRESS
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JOINT OWNED POLE PETITION

nationalgrid
 And
Verizon New England, Inc.

- Proposed NGRID Pole Locations
- Existing NGRID Pole Locations
- Proposed J.O. Pole Locations
- Existing J.O. Pole Locations
- Existing Telephone Co. Pole Locations
- Existing NGRID Pole Location To Be Made J.O.
- Existing Pole Locations To Be Removed

Date: 08-07-2018

Work Request Number: 26600345

To Accompany Petition Dated:

To The: **City / Town** Of **Gloucester**

For Proposed: Pole: **8324** Location: **Bennett St N**

DISTANCES ARE APPROXIMATE

CITY CLERK
GLOUCESTER, MA

2018 SEP 25 AM 11:13

Department of Public Works
28 Poplar Street
Gloucester, MA 01930



TEL (978)281-9785
FAX(978)281-3896
mhale@gloucester-ma.gov

CITY OF GLOUCESTER
DEPARTMENT OF PUBLIC WORKS
MEMORANDUM

Date: 25 September 2018

To: Councilor Valarie Gilman, Chair, Planning and Development Committee
Councilor Jen Holmgren, Vice Chair
Councilor Paul Lundberg, Member

From: Michael B. Hale, Director of Public Works

Re: Application (PP2018-009): National Grid to install 1 JO Pole on Bennett St. North. National Grid to install one new pole and anchor beside 10R Tufts Lane (36 Bennett St North). New Pole (P#8324) will be approximately 122 feet SE off existing pole (P#8323)

Councilors:

The Department of Public Works has reviewed the above mentioned application by National Grid to 1 JO Pole on Bennett St. North. National Grid to install one new pole and anchor beside 10R Tufts Lane (36 Bennett St North). New Pole (P#8324) will be approximately 122 feet SE off existing pole (P#8323)

In an attempt to maintain the quality of City roadways and the sensitivity of the area, the Department of Public Works requests the following be required of the applicant:

1. Notification to the Department of Public Works 72 hours in advance of the proposed work. A construction schedule and resurfacing plan will be prepared by the applicant for review and acceptance by the Department of Public Works prior to construction.
2. Proposed excavation may only occur during accepted road opening and construction season, 15 March – 15 November. No winter construction shall be permitted.
3. In the absence of a detailed construction plan, the Department of Public Works requests: all proposed conduits and appurtenances shall be placed so as to cause minimum conflict with existing underground utility services.
4. All excavated trenches shall be patched flush with the surrounding asphalt using hot mix asphalt binder at the end of each work day, to minimize pedestrian hazards. Asphalt shall be applied in two lifts of 2-inches, totaling 4- inches.
5. All final paving shall be full width paving of affected area.



CITY CLERK
GLOUCESTER, MA

2018 SEP 25 AM 8:42

Comcast
David R. Flewelling
Specialist 2 Construction
9 Forbes Road, Suite 9B
Woburn, MA 01801
Cell – 617-279-7864
dave_flewelling@cable.comcast.com

September 25, 2018

Ms. Joanne M. Senos
City Clerk
Gloucester City Hall
9 Dale Avenue
Gloucester, MA 01930

RE: 417 Main Street
Grant of Location-Petition

Dear Ms. Senos:

Enclosed please find materials supporting Comcast request for a grant of location from the City of Gloucester. The work associated with the attached petition is for the purpose of installing a new underground conduit system to provide the Comcast Service to number 417 Main Street. For a more detailed description of the work please refer to the attached construction plan.

I look forward to the opportunity to address this matter in further detail at the next available Gloucester City Council Meeting.

Should you have any questions or concerns, please feel free to contact me at (617) 279-7864.

Sincerely,

A handwritten signature in black ink, appearing to read "David R. Flewelling".

David R. Flewelling
Comcast
Specialist 2, Construction

Enclosure (5)

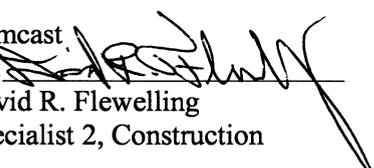
PETITION OF COMCAST FOR LOCACTION FOR CONDUITS AND MANHOLES

To the City Council for the City of Gloucester, Massachusetts:

Respectfully represents Comcast of Connecticut/Georgia/Massachusetts/New Hampshire/New York/North Carolina/Virginia/Vermont, LLC. A company incorporated for the distribution of telecommunications services that it desires to construct a line for such telecommunications under the public way or ways hereinafter specified.

Main Street: Starting at the existing vault located in the sidewalk between 382 and 384 Main Street. Excavating in the street to place (1) 4" PVC Conduit to a proposed 17" x 30" vault in the sidewalk at 370 Main Street. Continuing with the conduit installation across Main Street to number 417 Main Street. The total estimated footage of the conduit installation is 335'±.

Wherefore, your petition prays that, after due notice and hearing as provided by law, the City Council may by Order grant your petitioner permission to construct, and a location for, such a line of conduits and manholes with the necessary wires and cables therein, said conduits and manholes to be located, substantially as shown on the plan made by Comcast. Dated September 24, 2018, and filed here with, under the following public way or ways of said City of Gloucester:

Comcast
By: 
David R. Flewelling
Specialist 2, Construction

Dated this September 24, 2018

City of Gloucester Massachusetts

Received and filed _____, 2018

ORDER FOR CONDUIT LOCATION

In the City Council for the City of Gloucester, Massachusetts.

ORDERED:

That permission be and hereby is granted to Comcast of Connecticut/Georgia/Massachusetts / New Hampshire/NewYork/North Carolina/Virginia/Vermont, LLC., to lay and maintain underground conduits and manholes, with the wires and cables to be placed therein, under the surface of the following public way or ways as requested in petition of said Company dated September 21, 2018.

Main Street: Starting at the existing vault located in the sidewalk between 382 and 384 Main Street. Excavating in the street to place (1) 4" PVC Conduit to a proposed 17" x 30" vault in the sidewalk at 370 Main Street. Continuing with the conduit installation across Main Street to number 417 Main Street. The total estimated footage of the conduit installation is 335'±.

Substantially as shown on plan marked - Proposed Comcast Underground, filed with said petition.

Also that permission be and hereby is granted said Comcast to lay and maintain underground conduits, manholes, cables and wires in the above or intersecting public ways for the purpose of making connections with such poles and buildings as it may desire for distributing purposes.

The foregoing permission is subject to the following conditions:

1. The conduits and manholes shall be of such materials and construction and all work done in such manner as to be satisfactory to the City Council or to such officers as it may appoint to the supervision of the work.
2. Said Company shall indemnify and save the City harmless against all damages, costs and expense whatsoever to which the City may be subjected in consequence of the acts or neglect of said Company, its agents or servants, or in any manner arising from the rights and privileges granted it by the City.
3. In addition said Company shall, before a public way is disturbed for the laying of its wire or conduits, execute its bond in a penal sum of One Hundred Thousand Dollars (\$100,000) (reference being had to the bond already on file with said City) conditioned for the faithful performance of its duties under this permit.
4. Said Company shall comply with the requirements of existing by-laws and such as may hereafter be adopted governing the construction and maintenance of conduits and wires, so far as the same are not inconsistent with the laws of the Commonwealth.

I hereby certify that the foregoing order was adopted at a meeting of the City Council for the City of Gloucester, Massachusetts, held on the _____ day of _____ 2018.

(over)

City Clerk



PROPOSED COMCAST 17" x 30"
FLUSH MOUNT VAULT.

51-67
3

51-69
370

51-71
374

51-72
382

51-73
384

SCOTT STREET

CMCT

Asphalt Sidewalk

CMCT

BICYCLE LANE

MAIN STREET

PROPOSED COMCAST UNDERGROUND
CONDUIT 1-2" PVC SCH 40 L = 335' +/-

393 R
53-3

417
53-4

427
53-17

Notes:

1. This plan was prepared to depict the proposed Comcast Underground to provide service to number 417 Main Street. The total length of the proposed conduit is 335' +/-.
2. Prior to any construction the contractor shall notify Dig Safe at least 72 hours in advance at 1-888-Dig-Safe or 811 for verification of utilities and for field locations.
3. All work to be undertaken shall conform to the City of Gloucester Engineering Department and Department of Public Works Standards.

PROPOSED COMCAST UNDERGROUND CONDUIT PLAN TO SERVICE 417 MAIN STREET GLOUCESTER, MA	
PLAN of LAND in GLOUCESTER, MA	
DATE: September 21, 2018	SCALE: NA DRAWING BY DRF



City of Gloucester Abutters Report

Abutters to Parcel: Map-Lot-Unit 53-4

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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 within 100ft as required by the City's City Council and it reflects the abutters to the Parcel known as Map 53 Lot 4 as further shown on the attached map dated 9/24/2018.

ABUTTER	STREET ADDRESS	PARCEL NO.	TAX BILL ADDRESS
51-69-995 370 MAIN ST CONDO TRUST C/O ACTION INC	370 MAIN ST 995	51-69	370 MAIN ST CONDO TRUST C/O ACTION INC 180 MAIN ST GLOUCESTER, MA 01930
51-69-2 ACTION INC	370 MAIN ST 2	51-69	ACTION INC 180 MAIN ST GLOUCESTER, MA 01930
51-69-1 ACTION INC	370 MAIN ST 1	51-69	ACTION INC 180 MAIN ST GLOUCESTER, MA 01930
51-71 ALLEN GEORGE R	374 MAIN ST	51-71	ALLEN GEORGE R 374 MAIN ST GLOUCESTER, MA 01930
51-72 BARBARO PAUL TR C/O DAVID JENKS	382 MAIN ST	51-72	BARBARO PAUL TR C/O DAVID JENKS 100 CONIFER HILL DR 401-402 DANVERS, MA 01923
51-73-5 CHIASSON RICHARD & ELIZABETH	384 MAIN ST 5	51-73	CHIASSON RICHARD & ELIZABETH 384 MAIN ST UNIT 5 GLOUCESTER, MA 01930
51-73-3 ANDREW KAREN	384 MAIN ST 3	51-73	ANDREW KAREN 384 MAIN ST UNIT 3 GLOUCESTER, MA 01930
51-73-6 COLLINS JULIE M	384 MAIN ST 6	51-73	COLLINS JULIE M 384 MAIN ST UNIT 6 GLOUCESTER, MA 01930
51-73-995 HARBORSIDE QUARTERS CONDO ASSOC C/O ROBERT MAGLIOZZI	384 MAIN ST 995	51-73	HARBORSIDE QUARTERS CONDO ASSOC C/O ROBERT MAGLIOZZI 92 LORING AV WINCHESTER, MA 01890
51-73-2 TIRAMANI MARCO C/O GRAY MARY KATHRYN	384 MAIN ST 2	51-73	TIRAMANI MARCO C/O GRAY MARY KATHRYN 20 COLBURN ST GLOUCESTER, MA 01930



City of Gloucester Abutters Report

Abutters to Parcel: Map-Lot-Unit 53-4

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51-73-4 VIEIRA SCOTT M	384 MAIN ST 4	51-73	VIEIRA SCOTT M 384 MAIN ST UNIT 4 GLOUCESTER, MA 01930
51-73-1 BILLINGS CHARLES M JR	384 MAIN ST 1	51-73	BILLINGS CHARLES M JR 384 MAIN ST UNIT 1 GLOUCESTER, MA 01930
53-3 ROSE'S OIL SERVICE	393R MAIN ST	53-3	ROSE'S OIL SERVICE PO BOX 1346 GLOUCESTER, MA 01930
53-4 BACK SHORE LLC	417 MAIN ST	53-4	BACK SHORE LLC 6 ROWE SQUARE GLOUCESTER, MA 01930
53-17-B SCS LOBSTER CO LLC	427 MAIN ST	53-17	SCS LOBSTER CO LLC 34 NEWMARKET SQ BOSTON, MA 02118
53-17-995 427-431 MAIN ST CONDO TRUST C/O CONNOLLY SEAFOOD LIMITED	427 MAIN ST 995	53-17	427-431 MAIN ST CONDO TRUST C/O CONNOLLY SEAFOOD LIMITED 431 MAIN ST GLOUCESTER, MA 01930
53-17-A SCS LOBSTER CO LLC	431 MAIN ST	53-17	SCS LOBSTER CO LLC 34 NEWMARKET SQ BOSTON, MA 02118
51-67 BOUDROW THERESA M	3 SCOTT ST	51-67	BOUDROW THERESA M 3 SCOTT ST GLOUCESTER, MA 01930



City of Gloucester Abutters Report

Abutters to Parcel: Map-Lot-Unit 53-4

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ABUTTER

STREET ADDRESS

PARCEL NO.

TAX BILL ADDRESS

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Nancy A. Papows, MAA
Gary I. Johnstone, MAA
Bethann Brousseau, MAA
GLOUCESTER BOARD OF ASSESSORS

City of Gloucester Assessors' Office, City Hall, 9 Dale Avenue, Gloucester, MA 01930

9/24/2018

CITY CLERK
GLOUCESTER, MA

2018 SEP 25 AM 11:13

Department of Public Works
28 Poplar Street
Gloucester, MA 01930



TEL (978)281-9785
FAX(978)281-3896
mhale@gloucester-ma.gov

CITY OF GLOUCESTER
DEPARTMENT OF PUBLIC WORKS
MEMORANDUM

Date: 25 September 2018

To: Councilor Valarie Gilman, Chair, Planning and Development Committee
Councilor Jen Holmgren, Vice Chair
Councilor Paul Lundberg, Member

From: Michael B. Hale, Director of Public Works

Re: Application (PP2018-010): Comcast to install beginning at existing vault located on the sidewalk between 382 and 384 Main Street underground conduit. Excavating in the street to place (1) 4" PVC Conduit to a proposed 17" x 30" vault in the sidewalk at 370 Main Street. Continuing with the conduit installation across Main Street to number 417 Main Street. The total estimated footage of the conduit installation is 335' +/-.

Councilors:

The Department of Public Works has reviewed the above mentioned application by Comcast to install beginning at existing vault located on the sidewalk between 382 and 384 Main Street' underground conduit. Excavating in the street to place (1) 4" PVC Conduit to a proposed 17" x 30" vault in the sidewalk at 370 Main Street. Continuing with the conduit installation across Main Street to number 417 Main Street. The total estimated footage of the conduit installation is 335' +/-.

In an attempt to maintain the quality of City roadways and the sensitivity of the area, the Department of Public Works requests the following be required of the applicant:

1. Notification to the Department of Public Works 72 hours in advance of the proposed work. A construction schedule and resurfacing plan will be prepared by the applicant for review and acceptance by the Department of Public Works prior to construction.
2. Proposed excavation may only occur during accepted road opening and construction season, 15 March – 15 November. No winter construction shall be permitted.
3. In the absence of a detailed construction plan, the Department of Public Works requests: all proposed conduits and appurtenances shall be placed so as to cause minimum conflict with existing underground utility services.
4. All excavated trenches shall be patched flush with the surrounding asphalt using hot mix asphalt binder at the end of each work day, to minimize pedestrian hazards. Asphalt shall be applied in two lifts of 2-inches, totaling 4- inches.
5. All final paving shall be full width paving of affected area, by means of a grind and inlay to a width agreed upon prior to the commencement of work between Comcast and the Director of Public Works.

CITY OF GLOUCESTER - SPECIAL EVENTS PERMIT

NAME OF EVENT: CHRISTMAS PARADE 2018 DATE OF EVENT: Nov 25, 2018

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: 9/13/18 Initial: Jms Copy to Applicant: Date: 10/4/18 Initial: Jms

Fee Paid: \$ 25.00 ~~check # 42107 9/13/18~~
10/4/18 1123 WMM

Revised: 01/27/17

CITY CLERK
GLOUCESTER, MA
SEP 13 PM 6:26

CITY OF GLOUCESTER SPECIAL EVENT APPLICATION

SPECIAL EVENTS

City Clerk's Office: 978-281-9720 Fax: (978) 282-3051

Name and Type of Event CHRISTMAS PARADE / TREE LIGHTING

1. Date: NOVEMBER 25, 2018 Time: from 2:00 PM to 6:00 PM

Rain Date: DECEMBER 2, 2018 Time: from 2:00 PM to 6:00 PM

2. Location: PARKER ST - MAIN ST - WESTERN AVE - KENT CIRCLE

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

4. Name of Organizer: JOE CIOLINO / RINGO TARR City Sponsored Event [Yes] No

Contact Person: SAME Address: 153 MAIN ST - GLO Telephone: 978-281-1227

E-Mail: WEATHARANNE153@gmail.com Cell Phone: 978-325-2506

Day of Event Contact & Cell Phone: JOE - 978-325-2506 Official Web Site: RINGO - 978-490-0001

5. Are street closures required: [Yes] No If yes, where: PARKER ST - MAIN ST - WESTERN AVE

6. Number of Attendees Expected: 1000 Number of Participants Expected: 100

7. Is the Event Being Advertised? YES? Where? LOCAL PAPER -

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? CHILDREN

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?

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 [X] Dancing Amplified Sound [X] Stage [X]

C. Games/Rides: Adult Rides Kiddie Rides [X] 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 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.: standard No.: ADA accessible

FOR PARADES, ROAD RACES, BIKE RIDES AND WALK-A-THON EVENTS ONLY

PARADE X

ROAD RACE _____

WALK-A-THON _____

1. Name, land line & cell phone number of contact person on the ground Day of Event:
JOE CIOLINO RINGO TARR
978-281-1227 978-490-0001
978-325-2506
2. Name, Address & 24/7 telephone number of person responsible for clean up if different from above:
SAME
3. Locations of Water Stops (if any): NONE
4. Will Detours for Motor Vehicles be required? No If so, where and what length of time:
4A. Are street closures required? YES (This is determined by the Police Department)
Where? PARKER ST - LEFT ON TO MAIN ST - WESTERN AVE
TO KENT CIRCLE
5. Start Location & Time for Participants: STATE FISH PIER - START - 3PM -
6. Dismissal Location & Time for Participants: KENT CIRCLE
7. Number of Participants: _____
8. Additional Parade Information:
 - Number of Floats: NOT KNOWN AS OF TODAY
 - Location of Viewing Stations: WEATHERVANE - 153 MAIN ST
 - 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: CITY OF GLOUCESTER
9. Attach or Provide a Certificate of Insurance naming the City of Gloucester the Certificate Holder.
ON FILE CITY CLERKS OFFICE

CITY APPROVAL (FOR COMMITTEE MEMBERS USE ONLY):

NAME OF EVENT: CHRISTMAS PARADE DATE OF EVENT: Nov 25, 2018
TREE LIGHTING -

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

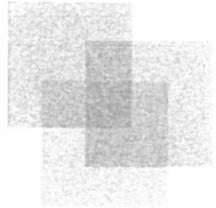
Notes by Department Head or Designee

- JMS 1. Special Events Advisory Committee _____
- aej 2. Planning & Development Committee _____
- aej 3. Gloucester Police Department _____
Is Police Detail Required? _____ No. of Details _____
Traffic, Parking & Transportation _____ Street Closure: _____
- RN 4. Health Department _____
- HJ 5. Building Inspector _____
- ME 6. Electrical Inspector _____
- ME 7. Department of Public Works: _____
Use of City Property: Yes/No Location if yes: _____ Permits: _____
- ald 8. Gloucester Fire Department Trucks in parade _____
Is a Fire Detail Required? No. of Details EMS Use of Propane:
(Attach EMS Memo)
- _____ 9. Licensing Commission (includes vendors) (Through City Clerk: _____
- _____ 10. Licensing Board (Alcohol): _____
- ges 11. Harbormaster: _____
- JL 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.

J.A. Civino
Signature of Applicant

Sept 16, 2018



ELIASON
LAW OFFICE, LLC

CITY CLERK
GLOUCESTER, MA

2018 SEP 19 AM 9:34

September 19, 2018

BY HAND
Gloucester City Council
c/o Joanne Senos, City Clerk
Gloucester City Hall
9 Dale Avenue
Gloucester, MA 01930

RE: 171 Atlantic Road (Map 73, Lot 26) – Special Council Permit

Dear President and Members of the City Council:

171 Atlantic Road LLC is pleased to submit the application and supporting material for the following Special Council Permit required to rehabilitate the building located at 171 Atlantic Road and to convert it from a hotel use to a single family residence:

1. Building height in excess of 35' pursuant to Sections 1.8.3 and 3.1.6(b).
The following items are submitted as required under Section 1.5.3:
 - (a) Check for filing fee for Special Permits;
 - (b) Original Application and Site Plan and one copy;
 - (c) Certified List of Abutters and Assessor's Map;
 - (d) Site photographs
 - (e) One Digital Copy of the Application, Certified List of Abutters, Copy of the Plan and Site photographs;

Note the applicant has not included building and floor plans as required for proposed buildings and structures under Section 1.5.3(b)(ii) because there are no proposed buildings or structures. All buildings and structures are pre-existing. To the extent the Council interprets this section to apply to pre-existing buildings and structures, the applicant requests that the council waive this requirement as it is unduly burdensome and costly when no changes are being made to the height of the building. The height calculation is included on the site plan.

DEBORAH A. ELIASON, ESQ.
63 Middle Street
Gloucester, MA 01930

TEL 978-283-7432
FAX 978-283-9966
deliason@eliasonlawoffice.com
EliasonLawOffice.com

Gloucester City Council
September 19, 2018
Page 2 of 2.

Please refer this application for review at your earliest convenience. If additional information or copies of any documentation are needed, please contact me. We look forward to presenting this application for Special Council Permit to the City Council.

Very truly yours,



Deborah A. Eliason

DAE/kmt
Enc.
cc: 171 Atlantic Road LLC (w/ enc.)



CITY OF GLOUCESTER
GLOUCESTER, MASSACHUSETTS 01930

CITY CLERK
GLOUCESTER, MA

2018 SEP 19 AM 9:35

CITY OF GLOUCESTER
Special Council Permit – Application

11/23/18
(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)
Gloucester Zoning Ordinance Sections 1.8.3 and 3.1.6 (b)

Applicant's Name: 171 Atlantic Road LLC

Owner's Name: Bryan Melanson
(if different from applicant)

Location: 171 Atlantic Road Map # 73 Lot # 26
(Street Address)

Zoning Classification: R-20

- 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>Jans 9/19/18</u>
City Council (received):	<u>9/25/18</u>
Public Hearing (ordered):	_____
Public Hearing (opened):	_____
Public Hearing (closed):	_____
Final Decision:	_____
Disposition	_____
(Approved, Denied, Approved w/conditions)	

APPLICANT:
Bryan Melanson
 Name (Signature)
607 Main St. Woburn
 Address
781-932-0258
 Telephone

Certified for completeness:
 Building Inspector: [Signature] Date: 9/18/18
 Planning Director: [Signature] Date: 9/18/18

Section 1.8.3 (Use additional sheets, if necessary)

1. Social, Economic, or community need served by the proposal:
See attached "City Council Special Permit Continuation Page."

2. Traffic flow and safety:

See attached "City Council Special Permit Continuation Page."

3. Adequacy of utilities and other public services:

See attached "City Council Special Permit Continuation Page."

4. Neighborhood character and social structure:

See attached "City Council Special Permit Continuation Page."

5. Qualities of the natural environment:

See attached "City Council Special Permit Continuation Page."

6. Potential fiscal impact:

See attached "City Council Special Permit Continuation Page."

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: 171 Atlantic Road LLC

Address: 607 Main Street, Woburn, MA 01801

Tel.# Days 781-932-0258 Evenings Same

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: 171 Atlantic Road

Assessor's Map: 73 Lot: 26

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

Essex South

Deed recording: Book 36874 Page 58

Plan recording: Plan # 581-9

Property is located in the R-20 zoning district.

4. Nature of relief requested:

Special permit pursuant to Article/Section 1.8.3. and 3.1.6 (b) of the Zoning Ordinance/By-Law

which authorizes the City Council to permit building heights in excess of 35'.

Detailed explanation of request:

See attached "City Council Special Permit Continuation Page."

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:

See attached "City Council Special Permit Continuation Page."

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

See attached "City Council Special Permit Continuation Page."

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: Deborah A. Eliason, Esq.

Address of Representative: 63 Middle Street, Gloucester, MA 01930

Tel. # Days 978-283-7432 Evenings same

Relationship of representative to owner or equitable owner:

Attorney

I hereby authorize Deborah A. Eliason 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.

B. Nelson 9/10/18
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 COUNCIL SPECIAL PERMIT CONTINUATION PAGE

Page 2, Section 1.8.3. Factors

1. **Social, economic, and community needs are served by Project.**
The Applicant intends to restore the existing building on the property into a single-family residence, in keeping with similar larger homes in the area. The height of the building which is currently nonconforming will not change. The restoration will add value to the home as well as help maintain and increase the value of the other homes in the area. It will also provide additional tax revenue to the City and provide a greater need for consumer goods and services in the Gloucester area with the building once again being utilized.
2. **Traffic flow and safety:** 1.5 off street parking spaces are required in the R-20 zone. The present driveway that can accommodate many more cars than required will remain intact. The driveway has immediate access to Atlantic Road and High Popples Road. The change in use from a hotel/conference center to a single-family home will greatly reduce the traffic entering and existing this property.
3. **Utilities and other public services:** Utilities will be updated as necessary and will be adequate to meet the needs of a residential household.
4. **Neighborhood character and social structure:** The project is appropriate for this neighborhood and is consistent with the neighborhood character and social structure of larger, remodeled homes in this mixed residential and commercial ocean front area. There also will be no new obstruction of views as the height is pre-existing and will not be changed.
5. **Qualities of the natural environment:** The qualities of the natural environment will not be impacted as the height is pre-existing. Furthermore, except for this building, other buildings on the site will be removed, creating more permeable area. The porch and deck attached to the subject building will also be removed. Lot coverage of the home on Lot 1 will be approximately 12 % and 25% is the maximum for the R-20 district.
6. **The potential fiscal impact:** The improvement and occupation of this long vacant building will increase its value, and perhaps that of its neighbors, and add residential tax income to the City.

4. Nature of Relief Requested.

Special permit pursuant to Sections 1.8.3. and 3.1.6 (b), which authorizes the City Council to permit building heights in excess of 35'.

Detailed explanation of request:

The Applicant intends to convert the building from a hotel use to a single-family home ("Project"). The current height of 38' will remain unchanged under the Project. The relief is necessitated by the Applicant's simultaneous filing of an ANR plan for the property and abutting lots located at 161 and 165 Atlantic Road. The Applicant intends to eliminate the existing 3 lots and create 5 residential lots. Proposed Lot 1 will contain the current building 2 ½ story building. The 3 story building that lies partially on the new Lot 1 will be removed as will the porch and deck of the 2 ½ story building. Absent relief from the City Council and Zoning Board of Appeals (variance for front yard setback) the building will not conform to the current zoning and will have to be torn down. The buildings on Lots 2, 3, 4 and 5 will all be torn down. Although not relevant to this application, at this time, it is anticipated that Lots 2, 3 and 4 will each be developed with two family homes, meeting all the setback and zoning requirements. Lot 5 will likely contain a multi-family development, but the Owner has not yet decided on the final configuration or the number of units.

The Applicant requests a Special Permit from the City Council to allow the existing height which is in excess of 35'. See Zoning Ordinance, §3.1.6 (b). The height of the existing building is 38'. The conversion of the building to a single-family home will not alter the pre-existing height.

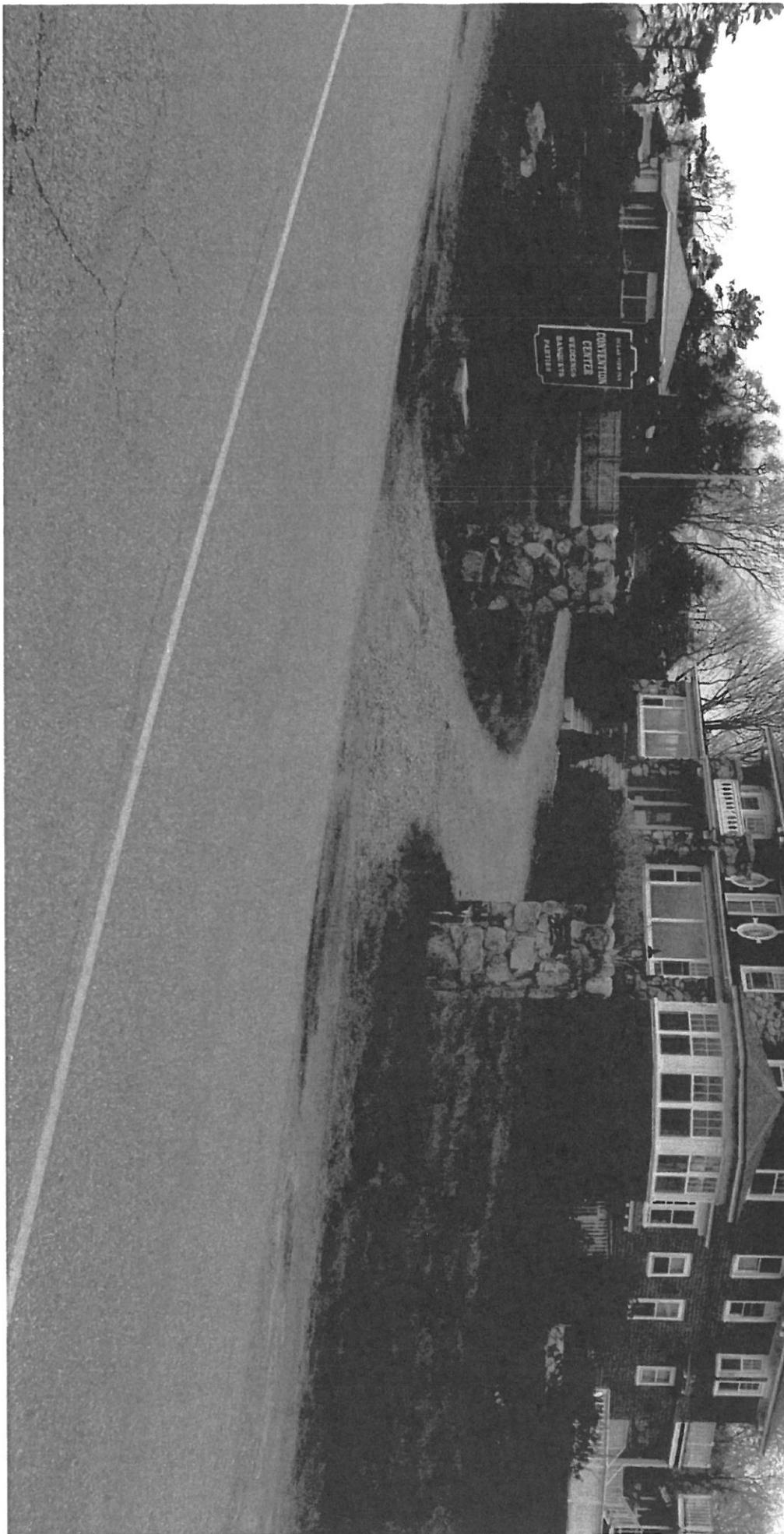
The applicant has not included building and floor plans as required for proposed buildings and structures under Section 1.5.3(b)(ii) because there are no proposed buildings or structures. All buildings and structures are pre-existing. To the extent the Council interprets this section to apply to pre-existing buildings and structures, the applicant requests that the council waive this requirement as it is unduly burdensome and costly when no changes are being made to the height of the building. A height calculation has been included on the site plan.

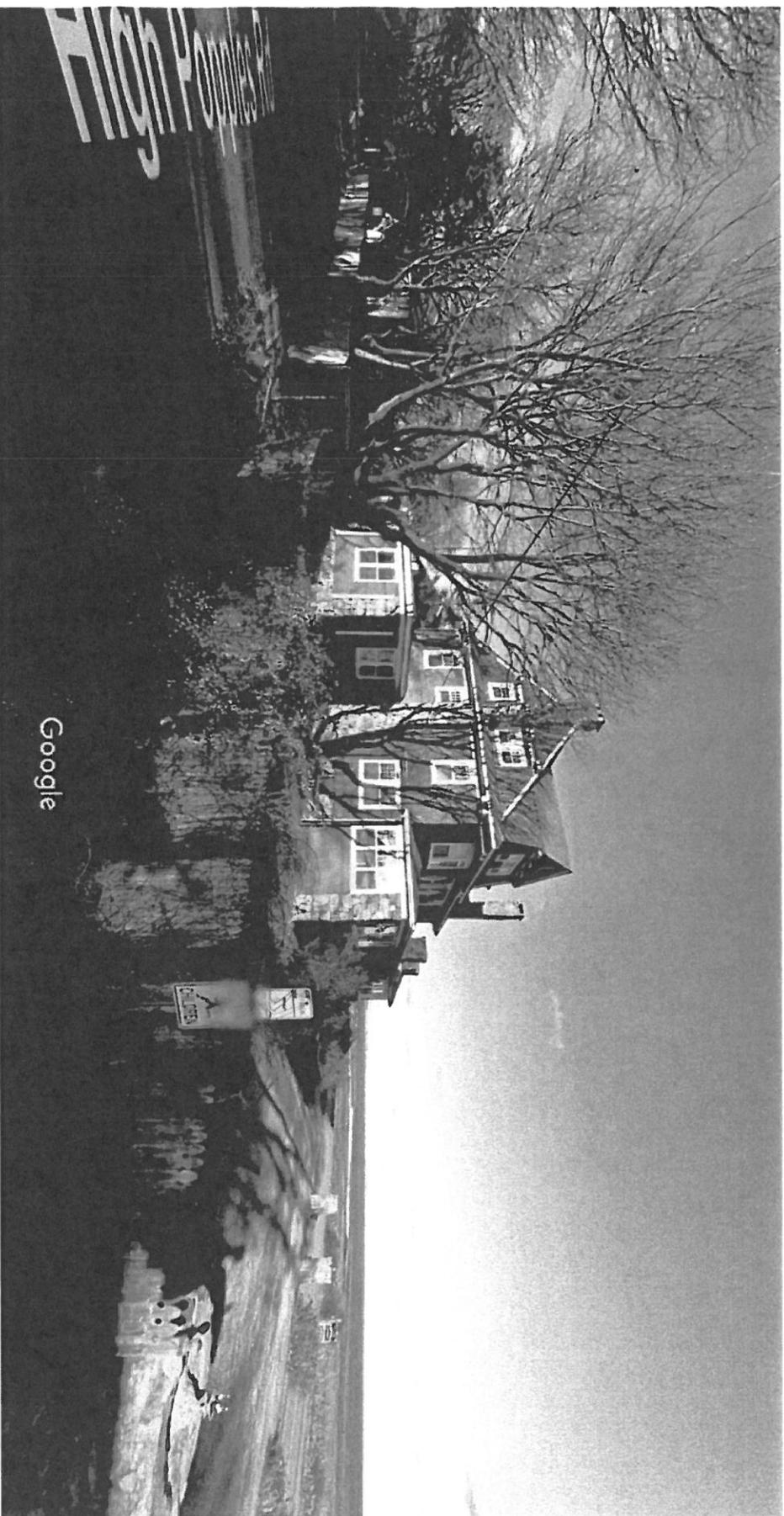
5. Evidence to support grant of special permit. Because of the reasons set forth below, the special permit requested will be in harmony with the intent and purpose of the Zoning Ordinance:

The Project is in harmony with the intent and purpose of the Zoning Ordinance and is appropriate for this neighborhood and is consistent with the larger homes in the area. The special permit for building height is requested for an existing condition that has been in place for over 100 years and the building height will not be increased by the Project. There will be no new obstruction of views. The special permit will also allow the historic building to be preserved and continue on with a useful life. Therefore, the Project is consistent with the neighborhood character and will not be substantially detrimental to

the neighborhood because of obstructions of views, overshadowing of other properties, impairment of utilities or other adverse impacts. The Project remains true to the historic architecture of the existing building and the renovations both inside and out will vastly improve the building and the visual appeal of the property.

Additionally, because of reasons set forth above, the Special Permits requested will meet the additional requirements of Zoning Ordinance section 1.8.3.





Gloucester, Massachusetts



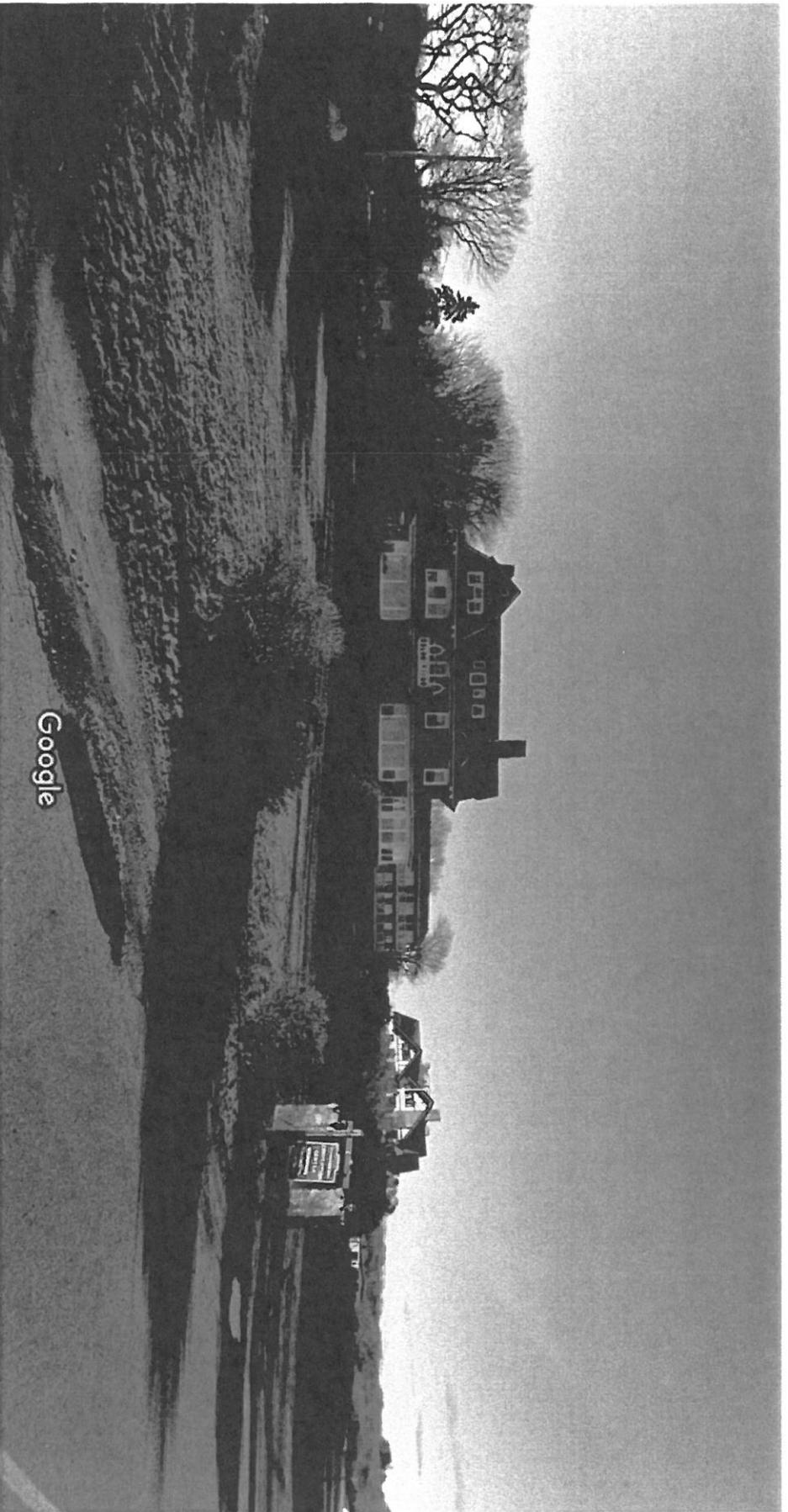
Google, Inc.

Street View - Nov 2017

Image capture: Nov 2017 © 2018 Google

9042-33

Google Maps 178 Atlantic Rd



Gloucester, Massachusetts

 Google, Inc.

Street View - Nov 2017

Atlantic R

Image capture: Nov 2017 © 2018 Google



City of Gloucester Abutters Report

Abutters to Parcel: Map-Lot-Unit 73-26

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 73 Lot 26 as further shown on the attached map dated 9/12/2018.

ABUTTER	STREET ADDRESS	PARCEL NO.	TAX BILL ADDRESS
73-2 BASS ROCKS GOLF CLUB	R ATLANTIC RD	73-2	BASS ROCKS GOLF CLUB BOX 303 GLOUCESTER, MA 01930 0000
73-29 BAUMANN SOLANGE R TR	145 ATLANTIC RD	73-29	BAUMANN SOLANGE R TR 145 ATLANTIC RD GLOUCESTER, MA 01930
73-31 GLOUCESTER CITY OF	148 ATLANTIC RD	73-31	GLOUCESTER CITY OF 9 DALE AV GLOUCESTER, MA 01930
73-34-A LADD ROBERT C & ROSA	149 ATLANTIC RD	73-34	LADD ROBERT C & ROSA 149 ATLANTIC RD UNIT A GLOUCESTER, MA 01930
73-34-B DIGIORGIO RALPH W & KIM TRS	149 ATLANTIC RD	73-34	DIGIORGIO RALPH W & KIM TRS 149 ATLANTIC RD UNIT B GLOUCESTER, MA 01930
73-34-995 149 ATLANTIC RD GLOUCESTER CONDO TRUST C/O LADD ROBERT C	149 ATLANTIC RD 995 GLOUCESTER CONDO TRUST	73-34	149 ATLANTIC RD GLOUCESTER CONDO TRUST C/O LADD ROBERT C 149 ATLANTIC RD UNIT A GLOUCESTER, MA 01930
73-37 OVL LLC	161 ATLANTIC RD	73-37	OVL LLC 105 IRVING ST FRAMINGHAM, MA 01702
73-36 OVL LLC	165 ATLANTIC RD	73-36	OVL LLC 105 IRVING ST FRAMINGHAM, MA 01702
73-32 ESSEX COUNTY GREENBELT ASSOCIATION INC	166 ATLANTIC RD ESSEX COUNTY GREENBELT ASSOCIATION INC	73-32	ESSEX COUNTY GREENBELT ASSOCIATION INC 82 EASTERN AV ESSEX, MA 01929
76-3 ESSEX COUNTY GREENBELT ASSOCIATION INC	170 ATLANTIC RD ESSEX COUNTY GREENBELT ASSOCIATION INC	76-3	ESSEX COUNTY GREENBELT ASSOCIATION INC 82 EASTERN AV ESSEX, MA 01929



City of Gloucester Abutters Report

Abutters to Parcel: Map-Lot-Unit 73-26

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Gloucester Board of Assessors.

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ABUTTER	STREET ADDRESS	PARCEL NO.	TAX BILL ADDRESS
73-26 OVL LLC	171 ATLANTIC RD	73-26	OVL LLC 105 IRVING ST FRAMINGHAM, MA 01702
76-4 ESSEX COUNTY GREENBELT ASSOCIATION INC	172 ATLANTIC RD ESSEX COUNTY GREENBELT ASSOCIATION INC	76-4	ESSEX COUNTY GREENBELT ASSOCIATION INC 82 EASTERN AV ESSEX, MA 01929
76-5 ESSEX COUNTY GREENBELT ASSOCIATION INC	178 ATLANTIC RD ESSEX COUNTY GREENBELT ASSOCIATION INC	76-5	ESSEX COUNTY GREENBELT ASSOCIATION INC 82 EASTERN AV ESSEX, MA 01929
76-8 MICELI ROBERT	183 ATLANTIC RD	76-8	MICELI ROBERT PO BOX 198 GLOUCESTER, MA 01930
72-7 BASS ROCKS GOLF CLUB	SHERMAN RD	72-7	BASS ROCKS GOLF CLUB BOX 303 GLOUCESTER, MA 01930 0000
72-6 BAUMANN SOLANGE R TR SOLANGE R BAUMANN TRUST	8R SHERMAN RD	72-6	BAUMANN SOLANGE R TR SOLANGE R BAUMANN TRUST 145 ATLANTIC RD GLOUCESTER, MA 01930
76-121 PUMA PHILIP R & LISA I TBYE	1 EAGLE RD	76-121	PUMA PHILIP R & LISA I TBYE 1 EAGLE RD GLOUCESTER, MA 01930
73-25 CLANCY KEVIN J TR CLANCY HIGH POPPLES NOMINEE TRUST	4 EAGLE RD	73-25	CLANCY KEVIN J TR CLANCY HIGH POPPLES NOMINEE TRUST 78 HIGH POPPLES RD GLOUCESTER, MA 01930
73-22 ESDAILE CHARLES D & CAROLINE J	68 HIGH POPPLES RD	73-22	ESDAILE CHARLES D & CAROLINE J 68 HIGH POPPLES RD GLOUCESTER, MA 01930
76-9 MICELI ROBERT	71 HIGH POPPLES RD	76-9	MICELI ROBERT PO BOX 198 GLOUCESTER, MA 01930



City of Gloucester Abutters Report

Abutters to Parcel: Map-Lot-Unit 73-26

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Gloucester Board of Assessors.

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ABUTTER	STREET ADDRESS	PARCEL NO.	TAX BILL ADDRESS
73-23 CUNNINGHAM PAUL J JR & CHRISTINE G	76 HIGH POPPLES RD	73-23	CUNNINGHAM PAUL J JR & CHRISTINE G 31 BURROUGHS RD LEXINGTON, MA 02420-1907
73-24 CLANCY KEVIN J TR CLANCY HIGH POPPLES NOMINEE TRUST	78 HIGH POPPLES RD	73-24	CLANCY KEVIN J TR CLANCY HIGH POPPLES NOMINEE TRUST 78 HIGH POPPLES RD GLOUCESTER, MA 01930
76-84 POULIN MARK D & PAMELA	84 HIGH POPPLES RD	76-84	POULIN MARK D & PAMELA 84 HIGH POPPLES RD GLOUCESTER, MA 01930
73-20 BASS ROCKS GOLF CLUB	5 LINKS RD	73-20	BASS ROCKS GOLF CLUB BOX 303 GLOUCESTER, MA 01930 0000
73-16 MCMANUS DORENE F	18 LINKS RD	73-16	MCMANUS DORENE F 20 LINKS RD GLOUCESTER, MA 01930

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 Brousseau, MAA
GLOUCESTER BOARD OF ASSESSORS

City of Gloucester Assessors' Office, City Hall, 9 Dale Avenue, Gloucester, MA 01930

9/12/2018



City of Gloucester Abutters Report

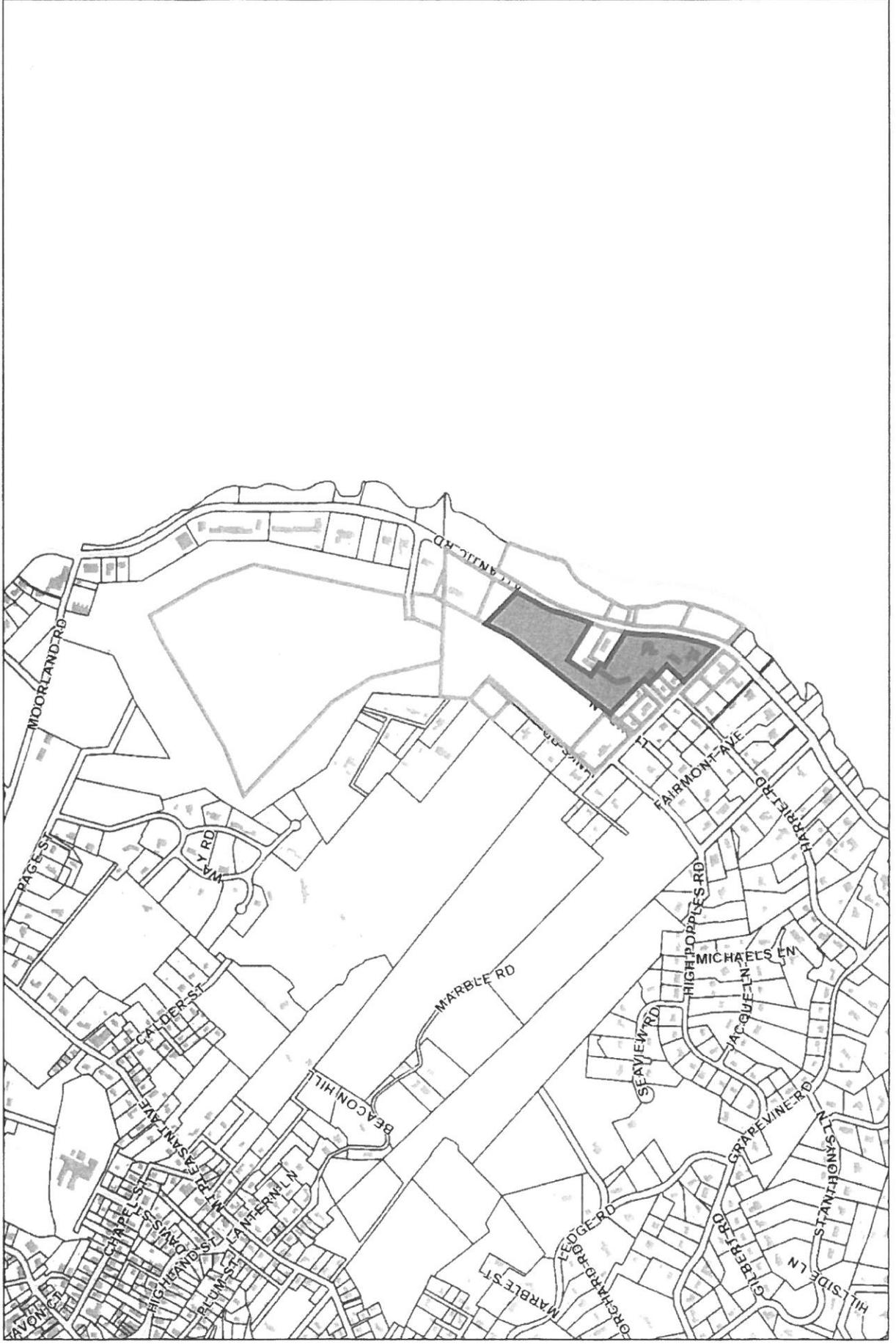
Abutters to Parcel: Map-Lot-Unit 73-26

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.

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ABUTTER	STREET ADDRESS	PARCEL NO.	TAX BILL ADDRESS
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City of Gloucester Abutters Report

Abutters to Parcel: Map-Lot-Unit 73-36

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 73 Lot 36 as further shown on the attached map dated 9/12/2018.

ABUTTER	STREET ADDRESS	PARCEL NO.	TAX BILL ADDRESS
73-37 OVL LLC	161 ATLANTIC RD	73-37	OVL LLC 105 IRVING ST FRAMINGHAM, MA 01702
73-36 OVL LLC	165 ATLANTIC RD	73-36	OVL LLC 105 IRVING ST FRAMINGHAM, MA 01702
73-32 ESSEX COUNTY GREENBELT ASSOCIATION INC	166 ATLANTIC RD	73-32	ESSEX COUNTY GREENBELT ASSOCIATION INC 82 EASTERN AV ESSEX, MA 01929
76-3 ESSEX COUNTY GREENBELT ASSOCIATION INC	170 ATLANTIC RD	76-3	ESSEX COUNTY GREENBELT ASSOCIATION INC 82 EASTERN AV ESSEX, MA 01929
73-26 OVL LLC	171 ATLANTIC RD	73-26	OVL LLC 105 IRVING ST FRAMINGHAM, MA 01702
76-121 PUMA PHILIP R & LISA I TBYE	1 EAGLE RD	76-121	PUMA PHILIP R & LISA I TBYE 1 EAGLE RD GLOUCESTER, MA 01930
73-25 CLANCY KEVIN J TR CLANCY HIGH POPPLES NOMINEE TRUST	4 EAGLE RD	73-25	CLANCY KEVIN J TR CLANCY HIGH POPPLES NOMINEE TRUST 78 HIGH POPPLES RD GLOUCESTER, MA 01930
76-84 POULIN MARK D & PAMELA	84 HIGH POPPLES RD	76-84	POULIN MARK D & PAMELA 84 HIGH POPPLES RD GLOUCESTER, MA 01930
73-20 BASS ROCKS GOLF CLUB	5 LINKS RD	73-20	BASS ROCKS GOLF CLUB BOX 303 GLOUCESTER, MA 01930 0000



City of Gloucester Abutters Report

Abutters to Parcel: Map-Lot-Unit 73-36

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 73 Lot 36 as further shown on the attached map dated 9/12/2018.

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 Brousseau, MAA
GLOUCESTER BOARD OF ASSESSORS

City of Gloucester Assessors' Office, City Hall, 9 Dale Avenue, Gloucester, MA 01930

9/12/2018



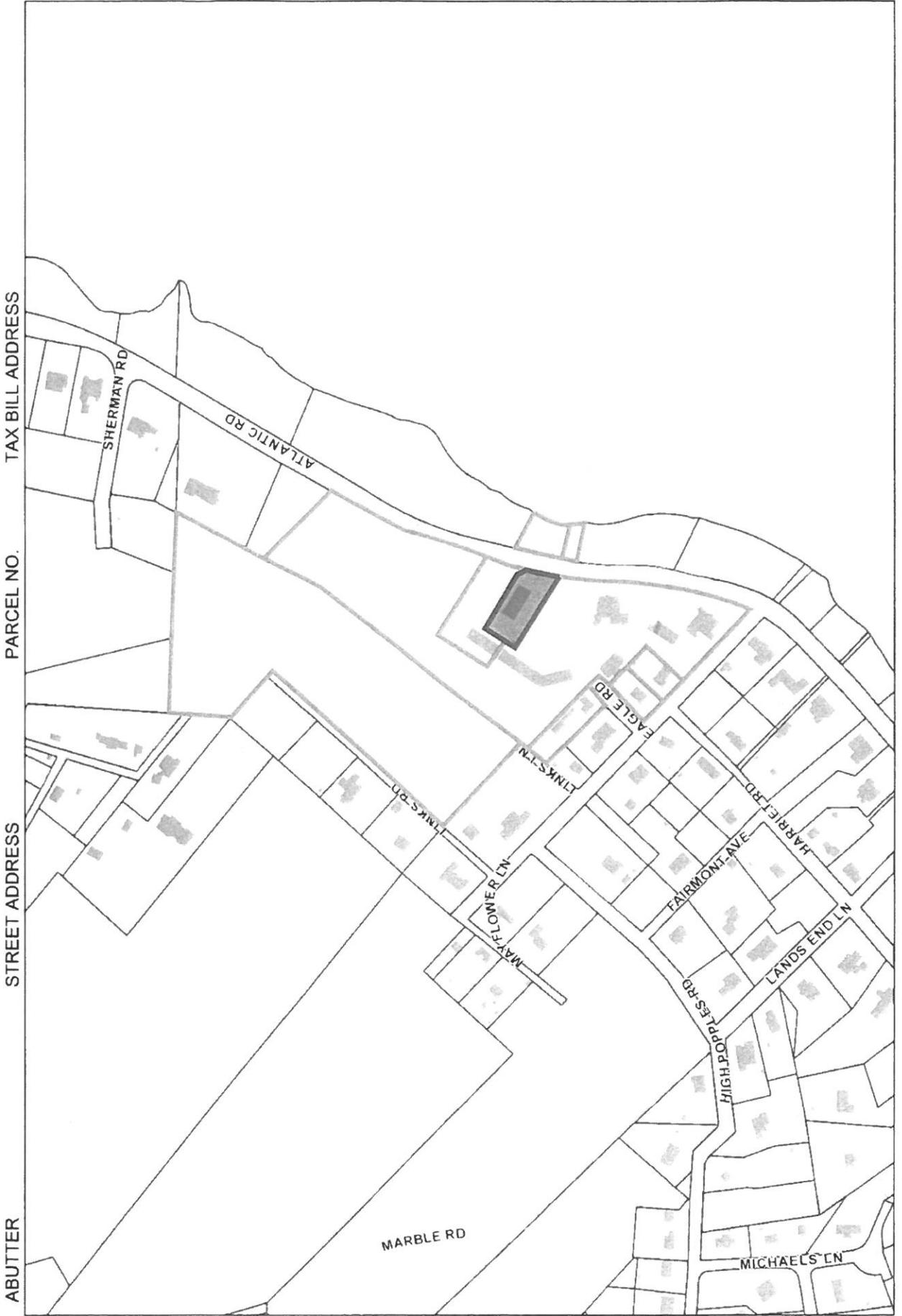
City of Gloucester Abutters Report

Abutters to Parcel: Map-Lot-Unit 73-36

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ABUTTER

STREET ADDRESS

PARCEL NO.

TAX BILL ADDRESS



City of Gloucester Abutters Report

Abutters to Parcel: Map-Lot-Unit 73-37

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ABUTTER	STREET ADDRESS	PARCEL NO.	TAX BILL ADDRESS
73-31 GLOUCESTER CITY OF	148 ATLANTIC RD	73-31	GLOUCESTER CITY OF 9 DALE AV GLOUCESTER, MA 01930
73-37 OVL LLC	161 ATLANTIC RD	73-37	OVL LLC 105 IRVING ST FRAMINGHAM, MA 01702
73-36 OVL LLC	165 ATLANTIC RD	73-36	OVL LLC 105 IRVING ST FRAMINGHAM, MA 01702
73-26 OVL LLC	171 ATLANTIC RD	73-26	OVL LLC 105 IRVING ST FRAMINGHAM, MA 01702
73-25 CLANCY KEVIN J TR CLANCY HIGH POPPLES NOMINEE TRUST	4 EAGLE RD	73-25	CLANCY KEVIN J TR CLANCY HIGH POPPLES NOMINEE TRUST 78 HIGH POPPLES RD GLOUCESTER, MA 01930
73-20 BASS ROCKS GOLF CLUB	5 LINKS RD	73-20	BASS ROCKS GOLF CLUB BOX 303 GLOUCESTER, MA 01930 0000



City of Gloucester Abutters Report

Abutters to Parcel: Map-Lot-Unit 73-37

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STREET ADDRESS

PARCEL NO.

TAX BILL ADDRESS

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Nancy A. Papows, MAA
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GLOUCESTER BOARD OF ASSESSORS

City of Gloucester Assessors' Office, City Hall, 9 Dale Avenue, Gloucester, MA 01930

9/12/2018



City of Gloucester Abutters Report

Abutters to Parcel: Map-Lot-Unit 73-37

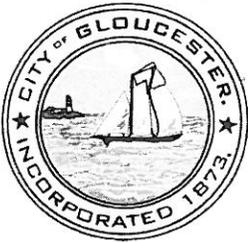
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ABUTTER	STREET ADDRESS	PARCEL NO.	TAX BILL ADDRESS





CITY OF GLOUCESTER
GLOUCESTER, MASSACHUSETTS 01930

CITY OF GLOUCESTER
Special Council Permit – Application

CITY CLERK
GLOUCESTER, MA
2018 SEP 20 PM 2:26

11/26/18
(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 2.3.1.7 to alter/expand a non-conforming structure in order to convert the property from a 3 retail/3 residential unit building to a 2 retail/4 residential unit building by converting the basement retail/office unit into a single open floor plan apartment further, a Special Permit to exceed maximum building height, section 3.1.6(b) and to seek certain dimensional variances under section 3.2.2.a.

Applicant's Name: Mark L. Nestor, Esq.

Owner's

Name: Hecht 189 Main LLC

(if different from applicant)

Location: 189 Main Street Map # 8 Lot # 27
(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>9/20/18</u>
City Council (received):	<u>10/19/18</u>
Public Hearing (ordered):	_____
Public Hearing (opened):	_____
Public Hearing (closed):	_____
Final Decision:	_____
Disposition	_____
(Approved, Denied, Approved w/conditions)	

APPLICANT:


45 Middle Street, Ste. 1, Gloucester, MA
Address
978-283-7117
Telephone

Certified for completeness:
Building Inspector: [Signature] Date: 9/10/18
Planning Director: [Signature] Date: 9/10/18

Section 1.8.3 (Use additional sheets, if necessary)

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

The one new apartment proposed will provide needed housing opportunity to the Downtown 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 one Office/Retail unit on the Lower Floor to one open floor plan bedroom apartment 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 a single open floor plan apartment That would be converted from one Retail/Office unit.

4. Neighborhood character and social structure:

Converting the Lower floor into an open floor plan apartment enhances the neighborhood Character and social structure and are 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 one Retail/Office unit to one open floor plan apartment 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: Mark L. Nestor, Esq.

Address: 45 Middle Street, Ste. 1, P.O. Box 5357, Gloucester, MA 01930

Tel.# Days 978-283-7117 Evenings 978-283-7117

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

2. Owner, if other than applicant:

Name: Hecht 189 Main LLC

Address: 185 Main St, 2nd Fir, Gloucester, MA 01930

Tel.# Days 617-755-9400 Evenings _____

3. Property:

Street address: 189 Main Street, Gloucester, MA 01930

Assessor's Map: 8 Lot: 27

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

Essex South District Registry of Deeds

Deed recording: Book 32084 Page 346 Land Court Department C82651

Plan recording: Plan# 145 of 1981

Property is located in the Central Business zoning district.

4. Nature of relief requested:

Special permit pursuant to Article/Section 2.3.1.7 of the Zoning Ordinance/By-Law which authorizes to alter/expand a non-conforming structure to permit to allow the conversion of a lower level retail/office unit into a single open floor plan apartment and to seek a variance on the Open Space Requirement pursuant to Section 3.2.2.a. and a Building Height Special Permit under section 3.1.6.(b)

Detailed explanation of request:

Applicant has obtained a Special Permit from ZBA . Applicant seeking to convert Lower Level from Retail/Office unit to open floor plan apartment. Required minimum open space is 5000 ft². available space is 300 ft². Seeking a Special Permit on maximum bldg. height, required is 30, actual is 41.3

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 the Lower Level Office/Retail unit into an open floor plan apartment of a pre-existing non-conforming structure which 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

See continuation sheets attached

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

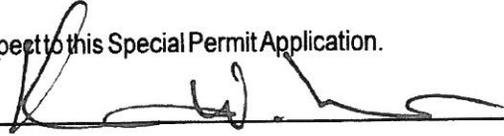
Tel. # Days 978-283-71417 Evenings 978-283-7117

Relationship of representative to owner or equitable owner:

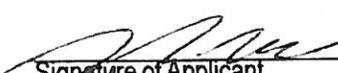
Attorney

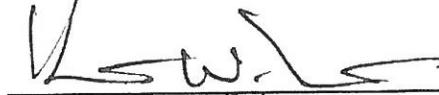
I hereby authorize Mark L. Nestor, Esq. to represent my interests before
the Special Permit Granting Authority with respect to this Special Permit Application.

(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.

 _____
Signature of Applicant 8/24/18
Date

 _____
Signature of Owner, if other than Applicant 8/29/18
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: 189 MAIN STREET, GLOUCESTER, MA

CONTINUATION SHEET:

(REASONS IN SUPPORT OF REQUESTED RELIEF):

PARAGRAPH G (REASONS IN SUPPORT OF REQUESTED RELIEF):

1. **USE:** The applicant seeks a Special Permit to convert the building from a retail/multi-family three retail and three residential units to a mixed use retail/multi-family with two (2) retail units on the 1st floor, keeping the three apartments on the 2nd and 3rd floors and converting the retail/office entity in the lower level to an open floor plan apartment bringing the total number of apartments to four (4). There is no plan to expand the exterior of the building and so it is submitted that this conversion is permissible pursuant to Sec. 2.3.1.7 of the Gloucester Zoning Ordinance.

2. **OFF-STREET PARKING:** The three current residential units in the building are located in the structure will be above the ground floor in a structure that was built in 1880 and contains two permitted non-residential units on the ground floor located with the CB District and hence it is submitted that the Applicant does not have to provide off-street parking pursuant to Sec. 4.1.1(d) of the Ordinance. If it is determined that a Special Permit is required it is requested in this Application.

3. **ZONING BOARD OF APPEALS:** The Zoning Board of Appeals, after a hearing and with no opposition, on July 12, 2018, granted the Applicant a Special Permit and Variances for certain dimensional requirements, namely, Lot Area, Lot Width, Lot Frontage, Front Yard, Left Side Yard, Right Side Yard, and Maximum Building Height.

4. **WAIVER OF HEIGHT REQUIREMENT/SPECIAL PERMIT TO EXCEED BUILDING HEIGHT- CITY COUNCIL:** The Applicant is not seeking to increase the existing height of the Building. The height dimensions have remained the same since the building was

constructed in 1880, as such, it should be grandfathered from both the Zoning Ordinance as well as the Building Code.

5. WAIVER OF DIMENSIONAL REQUIREMENT/ REQUEST FOR VARIANCES OF DIMENSIONAL REQUIREMENTS - CITY COUNCIL:

There are multi-family dimensional requirements in the Central Business District. There is some question as to whether an applicant is required to comply with the multi-family dimensional requirements if an existing building has already been converted from a retail/office(commercial) use to a retail/multi-family use in an existing building. It is the Applicant's position that since the Applicant is not seeking to expand the exterior of the building and that all renovations will occur in the interior of the building then it should not to have to seek variances for same. Further, since the Applicant is not seeking to expand the exterior or the footprint of the Building and to the best of the Applicant's knowledge there has not been any changes to the exterior of the building since its construction in 1880, then the dimensional requirements should be waived since the construction of the building should be grandfathered as it occurred well before the implementation of the Zoning Ordinances or the Building Codes in the City of Gloucester.

As such, the petitioner is seeking a variance/special permit for minimum lot area per dwelling unit, minimum open space per dwelling unit, and Special Permit/Variance to exceed building height. Since only the City Council has the authority to grant a Special Permit decreasing those areas pursuant to §3.2.2.a, and 3.1.6(b). 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	10000	4028	5972
Minimum Open Space per			
Dwelling unit	5000	300	4730
Spec Permit	30	41.3	11.3
Max Building Height			

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 (**189 Main Street was built in 1880**), 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." (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).

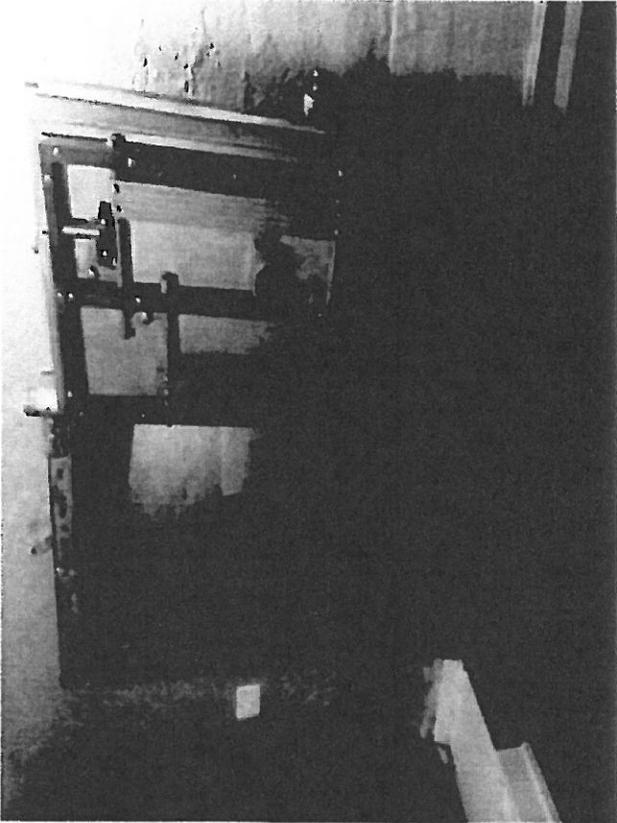
The Applicant suggests that what it is proposing for 189 Main Street complies and conforms to the visions set out in the 2001 Plan. Further, the Applicant submits that the intention of the 2001 Plan was to allow by right the conversion of an office/retail building into a multi-family building, even an increase from three residential units to four residential units. However, it appears that the dimensional and use requirements set out in the Zoning Ordinance have not yet been adjusted to totally reflect the goals and strategies outlined in the 2001 Plan. Additionally, as demonstrated in the attached photographs, the access to the basement unit as well as the interior darkness (it still has the old bank vault located in the basement) makes it extremely difficult to attract retain/office tenants.

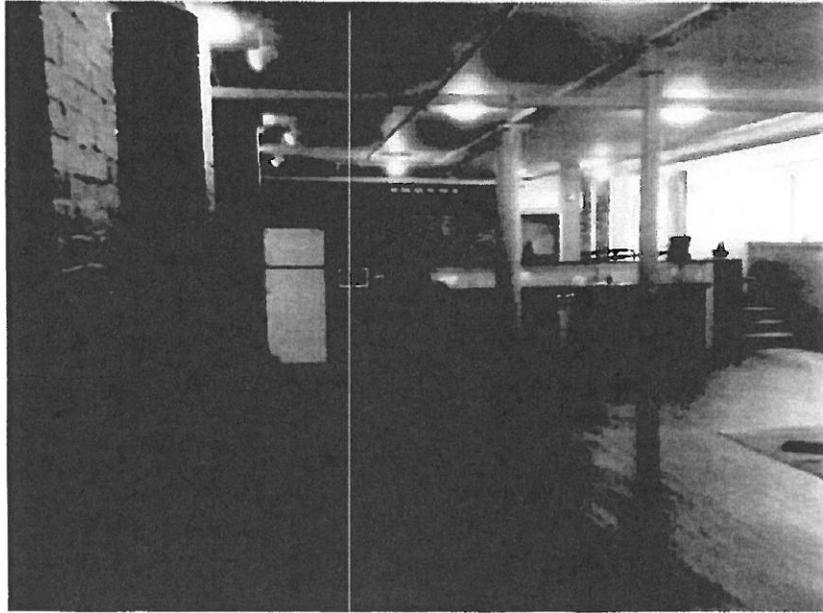
It is also submitted that granting a Special Permit in this case would conform with the six factors set out in Sec. 1.8.3 of the Zoning Ordinance. Further, that the requested variances conform with the requirements of Sec. 1.7.2 of the Zoning Ordinance.

Based upon the above, the Applicant would request that the ZBA:

1. Grant a Special Permit: to alter/expand a non-conforming structure or use to allow the addition of a 4th residential efficiency unit in the basement; allow for a lesser number of off-street parking spaces; and, exceed the maximum building height.
2. Grant the applicant relief from the various dimensional requirements and allow the Applicant to convert and renovate 189 Main Street.

It is understood that the Applicant will also be seeking a Special Permit from the City Council and a Variance on the Open Space requirements.





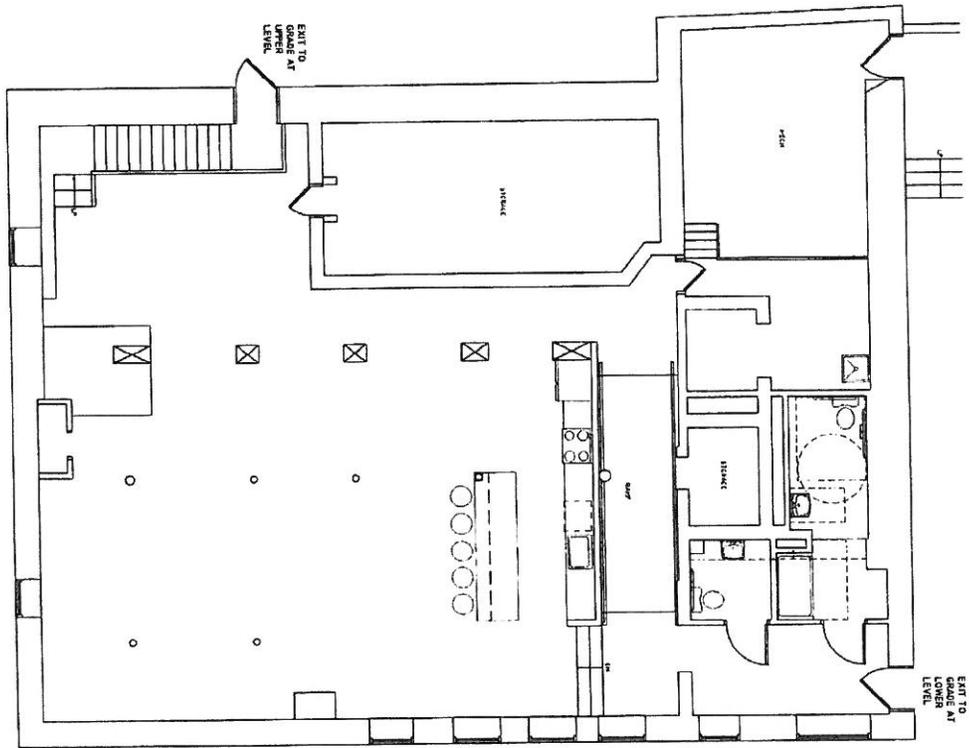




wisdom's heart
↙

TRIDENT GALLERY
BLUE RIVER DIAMONDS
wisdom's heart

1 PROPOSED LOWER LEVEL FLOOR PLAN
SCALE: 1/8" = 1'-0"



A1

23 MAR 2004
10:11 AM

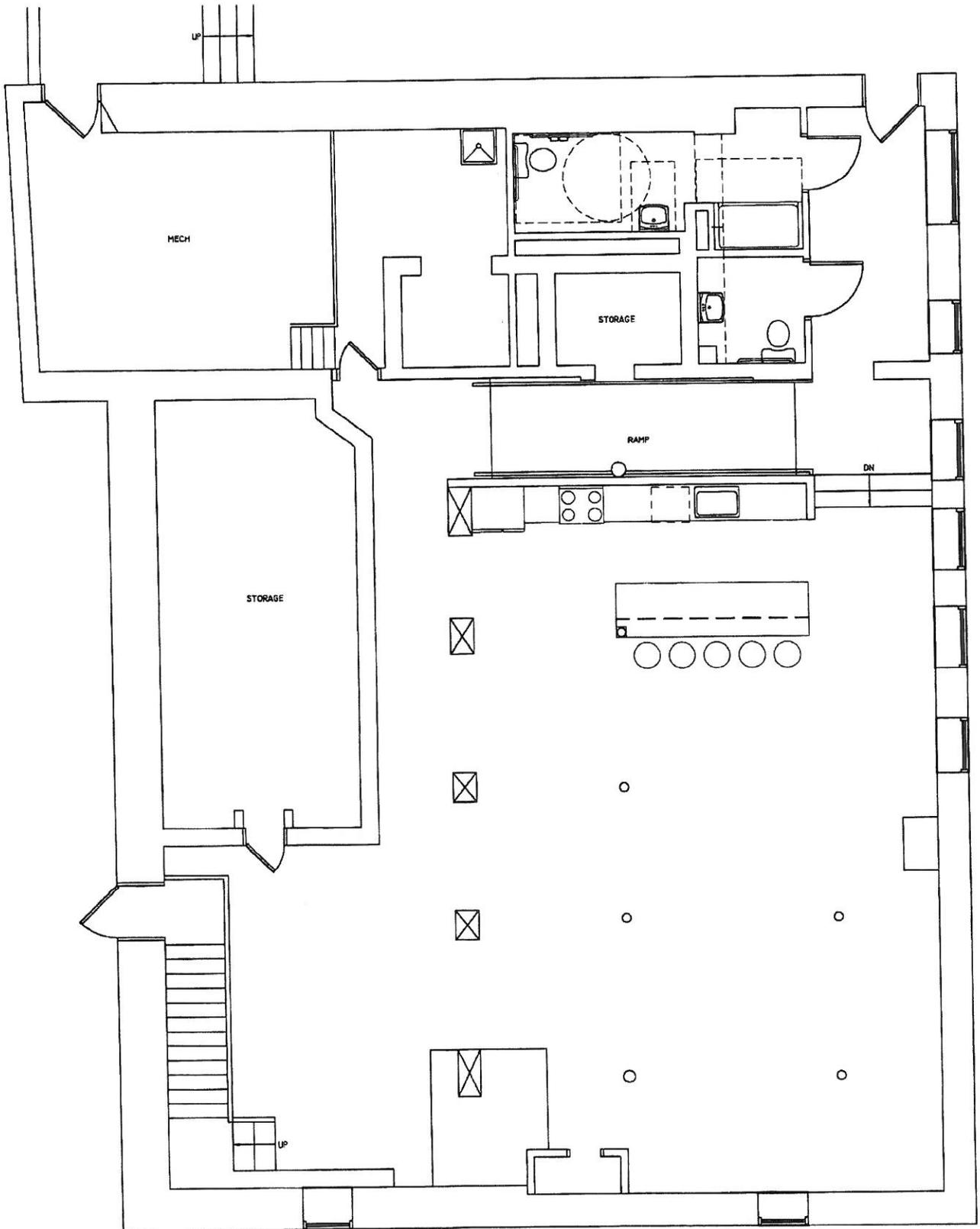


PROPOSED STUDIO APARTMENT
LOWER LEVEL
RESIDENTIAL UNIT
180 MAIN STREET 1, GLOUCESTER, MA

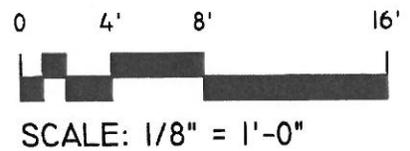


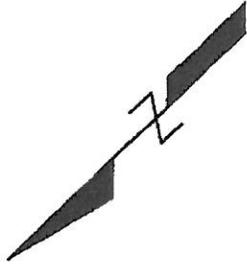
DEER HILL ARCHITECTS, LLC

40 LOWELL STREET, SUITE 23, FEABODY, MA
TELEPHONE: (978) 532-8600 FAX: (978) 532-5130



1 PROPOSED BASEMENT FLOOR PLAN
 SCALE: 1/8" = 1'-0"





CITY OF GLOUCESTER

56'± occupation
54.00' deed

CITY OF GLOUCESTER

76'± occupation
74.60' deed

3 STORY
COMMERCIAL
BUILDING
#189

76'± occupation
74.60' deed

DUNCAN STREET

54.00'

MAIN STREET

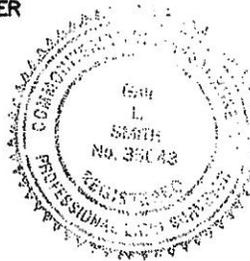
REFERENCE:

DEED: REC. BK. 30011 PG. 457
PLAN: 145/1981
TO: DAVID B. GARDNER

THIS PLOT PLAN WAS NOT MADE FROM AN INSTRUMENT SURVEY AND IS FOR THE PURPOSES OF THE BANK ONLY. UNDER NO CIRCUMSTANCES ARE OFFSETS TO BE USED FOR ESTABLISHMENT OF FENCES, WALLS, HEDGES, ETC.

I CERTIFY THAT THE BUILDING SHOWN HEREON IS LOCATED ON THE GROUND AS SHOWN AND IT CONFORMS TO THE HORIZONTAL DIMENSIONAL REGULATIONS OF THE ZONING BYLAWS OF THE CITY OF GLOUCESTER AT THE TIME OF CONSTRUCTION OR ARE PROTECTED UNDER GENERAL LAWS CHAPTER 40A SECTION 7. I ALSO CERTIFY THAT THE DWELLING SHOWN IS NOT LOCATED WITHIN A FLOOD HAZARD ZONE AS DELINEATED ON THE MAP OF COMMUNITY #2500B2 GLOUCESTER, MA., EFFECTIVE 7/3/2012 BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

MORTGAGE INSPECTION PLAN
LOCATED AT
189 MAIN STREET
GLOUCESTER
PREPARED FOR
KENNETH HECHT



SCALE 1" = 20' DECEMBER 10, 2012
NORTH SHORE SURVEY CORP.
14 BROWN STREET
SALEM, MA. 01970
978-744-4800

12/10/12 *Gail Smith*
DATE REG. PROFESSIONAL LAND SURVEYOR

3844 W

145
1981

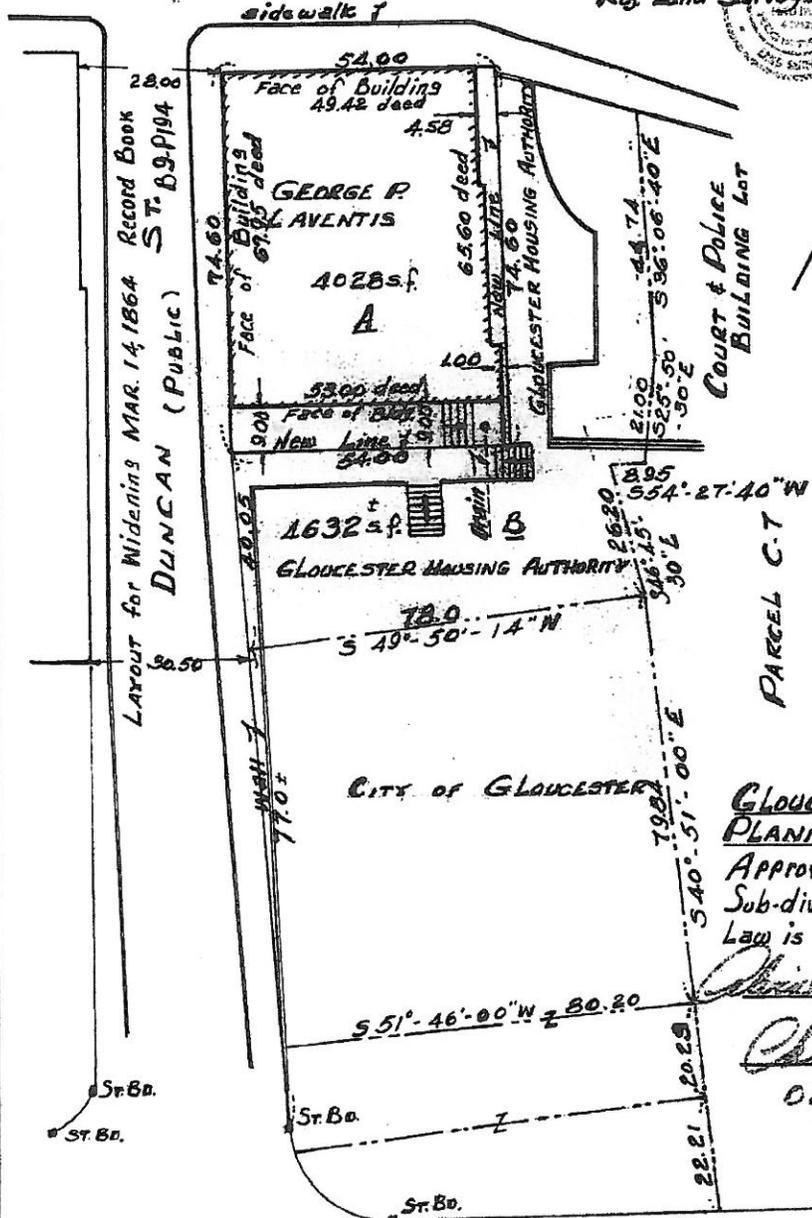
I certify that this plan conforms to
the Rules & Regulations of the
Registry of Deeds.

June 28, 1980 *Matt A. Houtala*
Reg. Land Surveyor



MAIN (Public) ST.

LAYOUT for Widening MAR. 14, 1864 RECORD BOOK
ST. B. 9194
DUNCAN (PUBLIC)



Court & Police
BUILDING Lot

PARCEL C-7

GLoucester
PLANNING BOARD
Approval under the
Sub-division Control
Law is not required

Chris Chisholm
Chairman
08/17/81

For Registry Use Only

ROGERS ST.

PLAN OF LAND IN GLOUCESTER
COR. MAIN ST. & DUNCAN ST.
Adjustment of Boundary Line
Between

GEORGE P LAVENTIS & GLOUCESTER HOUSING AUTHORITY

SCALE 1" = 20' ~ June 28, 1980
0 10 20 40 60

Matt A. Houtala
Registered Land Surveyor

REGISTRY OF DEEDS, 201 DIST. COURT, MASS.
RECORDED Sept. 3, 1981 with Deed:
Gloucester Housing Authority
George P. Laventis
P. 868 ST. P. 782 Filed in Vol. 145, 1981

AMAST: *John P. O'Brien, Jr.*
Registry of Deeds

9/5/18



CITY OF GLOUCESTER
ZONING BOARD OF APPEALS
3 POND ROAD GLOUCESTER MA 01930

SO. ESSEX #95 Bk:36943 Pg:510
08/17/2018 09:19 PERMIT Pg 1/5

DATE July 12, 2018

PETITIONER: Hecht 189 Main LLC

LOCUS (hereafter, the "Site"): 189 Main Street, Gloucester, MA 01930

RELIEF REQUESTED: Seeking a Special Permit to expand/alter a non-conforming structure and to exceed the maximum allowable height and Variances for front yard, side yard, lot area, lot frontage, and lot coverage to enable Petitioners to apply to City Council to add dwelling unit on the lower level at 189 Main Street

(Assessor's Map 8, Lot 27)

PURPOSE OF PETITION: The Petitioner seeks to convert the Building from a retail/multi-family three retail and three residential units to a mixed use retail multi-family with two retail units on the 1st floor, three apartments on the 2nd and 3rd floor and to convert the lower level of the building from an office/retail to an open floor apartment pursuant to Section 2.3.1.17

ZONING DISTRICT: CB (Central Business)

HEARING DATE, TIME AND PLACE: Thursday, July 12, 2018, 7:00 p.m., City Hall Kyrouz Auditorium, Gloucester, MA. .

BOARD MEMBERS PRESENT:

DAVID B. GARDNER (who recused himself)
MICHAEL C. NIMON
KRIS HOWARD
JOSEPH PARISI
SAGE WALCOTT

NOVEMBER REFERENCE DOCUMENTS
32084 346

2018 JUL 27 AM 9:45
CITY CLERK
GLOUCESTER, MA

ALTERNATES: ADRIA REIMER-NICHOLOSI

PETITIONER REPRESENTED BY: Mark L. Nestor, Esq.

APPEARING IN FAVOR OF THE PETITION: None

APPEARING IN OPPOSITION TO THE PETITION: None

PLANS, ELEVATIONS, ETC., SUBMITTED IN SUPPORT OF THE PETITION (Hereinafter, the "Project Plans"): 1. Proposed Open Apartment Floor Plan. 2. Plot Plan of Property dated December 10, 2012. 3. Plan of Land in Gloucester corner of Main and Duncan Street, dtd June

28, 1980. 4. Copy of current deed. 5. Four (4) Photographs of Property. 6. Abutters List. 7. Selected portions of the Community Development Plan for the City of Gloucester, 2001, published by the City of Gloucester on August 13, 2001.

SITE VISIT PHOTOGRAPHS: None

PHOTOGRAPHS BY OTHERS: None

OTHER LETTERS, REPORTS, DOCUMENTS, ETC., SUBMITTED IN SUPPORT OF THE PROJECT: None

OTHER LETTERS, REPORTS, DOCUMENTS, ETC., SUBMITTED IN OPPOSITION OF THE PROJECT: None

Speaking for the petition was Mark L. Nestor, Esq., 45 Middle Street, Suite 1, Gloucester, MA, who addressed the following aspects of the proposal: (1) The applicant seeks to convert the 100+ year old building from a retail/multi-family three retail and three residential units into a mixed use retail/multi-family with two retail units on the 1st floor, keeping the three residential units on the 2nd and 3rd floors and converting the retail/office entity in the lower level to an open floor plan apartment bringing the total number of apartment to four which will require a City Council Special Permit. There is no plan to expand the exterior of the building and so it is submitted that this conversion is permissible pursuant to Sec. 2.3.1.7 of the Gloucester Zoning Ordinance; and, (2) There are multi-family dimensional requirements in the Central Business District. Attorney Nestor stated that since there are already residential units in the building in a structure which has existed as of February 1, 1990, and contains a permitted non-residential use on the ground floor located with the CB District that the Applicant does not have to provide off-street parking pursuant to Sec. 4.1.1(d) of the Ordinance. The Applicant's position is that the variances should be granted for all dimensional requirements of section 3.2.2. 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). 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 and attractiveness of historic buildings (65 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. "(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 89 Main Street complies and conforms to the visions set out in the 2001 Plan.

FACTUAL FINDINGS BY THE BOARD:

- 1. The proposed use is in harmony with the general purpose and intent of the zoning ordinance;**
- 2. The proposed use will not have adverse effects which over balance the beneficial effects to the neighborhood and city;**
- 3. The proposed use complies with the general or specific provisions of the zoning ordinance**
- 4. The social, economic, or community needs are served by the proposal;**
- 5. There is adequate traffic flow and safety;**
- 6. There is adequate utilities and other public services;**

7. There will be no impact upon the qualities of the natural environment;
8. There is a positive fiscal impact;
9. Strict enforcement of the Zoning Ordinance would cause a substantial hardship financial or otherwise;
10. The variances may be granted without substantial harm to the public good; and,
11. The proposed use supports the housing goals for the City of Gloucester as set forth in the Community Development Plan for the City of Gloucester, 2001

STANDARD TO BE APPLIED BY THE BOARD: The Board has carefully considered the petitioner's request and finds that the proposed use is in harmony with the general purpose and intent of the zoning ordinance. The Board also finds the proposed use will not have adverse effects which over balance the beneficial effects to the neighborhood and city. The Board also finds that the proposed use complies with the general or specific provisions of the zoning ordinance. The Board also finds that the proposed use supports the housing goals for the City of Gloucester as set forth in the Community Development Plan for the City of Gloucester, 2001. In making determinations relative to the proposal the Board considered the social, economic and community needs served by the proposal, the traffic flow and safety in the area, the adequacy of the utilities and other public services, the neighborhood character and social structure, the qualities of the natural environment and potential financial impact.

DECISION OF THE BOARD:

BASED ON THESE FINDINGS, AND SUBJECT TO THE GENERAL AND SPECIAL CONDITIONS SET FORTH BELOW, THE BOARD GRANTS PETITIONER A SPECIAL PERMIT TO EXPAND A NON-CONFORMING USE, TO EXCEED THE MAXIMIM ALLOWABLE HEIGHT AND FOR A LESSER NUMBER OF OFF-STREET PARKING SPACES AS SHOWN ON THE PROJECT PLANS. THE BOARD ALSO GRANTS THE FOLLOWING VARIANCES:

<u>Category</u>	<u>Required</u>	<u>Existing</u>	<u>Granted</u>
Lot Area	10,000	4028	5972
Lot Width	80	54	26.00
Lot Frontage	65	54	11.00
Front Yard	15	4.58	2.92
Left Side Yard	7.5	0	7.5
Right Side Yard	7.5	0	7.5
Special Permit			
Max Building Height	30	41.3	11.3

GENERAL CONDITIONS:

1. All work authorized by this decision shall be in accordance with the above-referenced Project Plans, which have been stamped and endorsed by the board Chairman and which are the sole plans of record in this matter. Any unauthorized deviation from the Project plans or these general and special conditions may result, following a public hearing, in revocation of the special permit.

2. Any proposed modification or change in the Project Plans shall require a modification of the special permit that has been granted hereby, following a duly noticed public hearing.
3. This decision shall not take effect until notice thereof is filed in the Essex County Registry of Deeds. The fee for filing such notice shall be paid by petitioner. Prior to filing this decision with the Registry of Deeds, petitioner shall have the Seal of the City affixed to same.

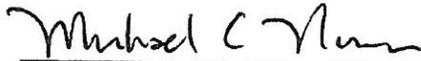
SPECIAL CONDITIONS: None

VOTE OF THE BOARD:

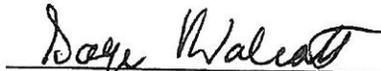
In favor:



JOSEPH PARISI, III



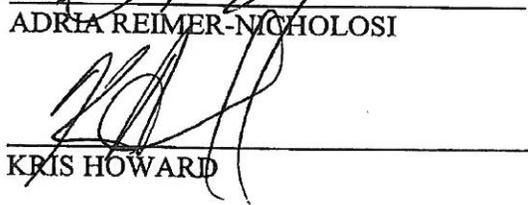
MICHAEL C. NIMON



SAGE WALCOTT



ADRIA REIMER-NICHOLOSI



KRIS HOWARD

The afore granted decision shall not take effect until such notice is filed with the Essex South District Registry of Deeds. The fee for such notice shall be paid by the owner. Prior to registering this decision with the Registry of Deeds, the petitioner shall have the Seal of the City affixed to same.



City of Gloucester
Office of the City Clerk
9 Dale Avenue
Gloucester, Massachusetts 01930

Office (978) 281-9720 Fax (978) 282-3051

Attachment to Board of Appeals

Hech 189 Main LLC
Mark L. Nestor, Esq
187 Main Street
Gloucester, Massachusetts 01930

Map 8, Lot 27 Locus (if different from above): 189 Main Street

Addendum to the above:

I, Joanne M. Senos, City Clerk for the City of Gloucester, hereby certify that this decision is a true and accurate copy of the original decision, which decision is filed in the City Clerk's Office, and that 20 days has elapsed since the filing of such decision, and I further certify that no notice of appeal concerning this decision has been filed in said office. It is the obligation of the above named applicant to determine if an appeal has been filed with the courts.

Joanne M. Senos, City Clerk

Date: August 17, 2018

Seal:

PCS



2013010300377 Bk:32084 Pg:346
01/03/2013 02:14 DEED Pg 1/2

QUITCLAIM DEED

189 Main Street LLC, a duly registered Massachusetts limited liability company with a normal business address of 85-87 Boston Street, Everett, Massachusetts,

For consideration paid in the amount of Eight Hundred Fifty Thousand and 00/100 (\$850,000.00)

Grants to Hecht 189 Main LLC, a duly registered Massachusetts limited liability company with a normal business address of 122 Main Street, 2nd Floor, Gloucester, Massachusetts, 01930

With QUITCLAIM CONVENANTS

three parcels of land with the buildings thereon situate at the corner of Main and Duncan Streets in said Gloucester, bounded as follows:

RECORDED IN SOUTHERN ESSEX DISTRICT
Southern Essex District ROD
Date: 01/03/2013 02:14 PM
ID: 938931 Doc# 20130103003770
Fee: \$3,876.00 Cons: \$850,000.00

Parcel #1

NORTHERLY by said Main Street forty-nine and forty-two hundredths (49.42) feet;

EASTERLY by land now or formerly of Melvin I. Bernstein, sixty-five and sixty Hundredths (65.60) feet;

SOUTHERLY by land now or formerly of the Gloucester Fishermen's Institute, now the Gloucester Housing Authority, fifty-three (53) feet;

WESTERLY by Duncan Street, sixty-seven and ninety-five hundredths (67.95) feet;

The above described premises are hereby conveyed subject to and with the benefit of all rights, easements, conditions, and restrictions of record so far as the same are now in force and applicable.

Parcel #2

NORTHERLY by Main Street approximately 3.75 feet;

WESTERLY by land now or formerly of George P. Laventis as shown on a plan entitled "Plan of Land in Gloucester, Corner Main Street and Duncan Street, Adjustment of Boundary Line between George P. Laventis et ux and Gloucester Housing Authority, " ;

EASTERLY by the "New Line" on the plan hereinafter mentioned 74.60 feet;

SOUTHERLY by land now or formerly of the Gloucester Housing Authority, approximately one foot.

189 Main Street, Gloucester, MA 01930

2

BOX #146

Said strip of land being shown as Lot A on a plan entitled "Plan of Land in Gloucester, Corner Main Street and Duncan Street, Adjustment of Boundary Line between George P. Laventis et ux and Gloucester Housing Authority," dated June 28, 1980 by Matt A. Hautala, Registered Land Surveyor, recorded in the Essex South District Registry of Deeds at Plan No. 145/1981 in said Registry Book 6858, Page 782.

Parcel #3

NORTHERLY by the bank wall of a building now or formerly of George R. Laventis et ux, represented by the line "face of bldg." on the before mentioned plan, 54 feet;

EASTERLY by land now or formerly of George P. Laventis et ux 9 feet;

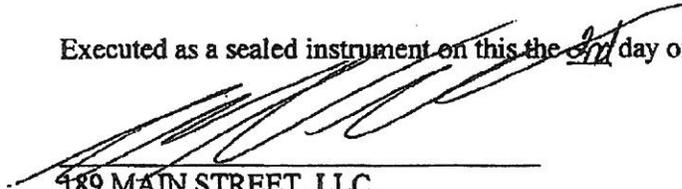
WESTERLY by Duncan Street, 9 feet;

SOUTHERLY by land now or formerly of the Gloucester Housing Authority, 54 feet.

Said strip of land being the premises shown as Lot A on the before mentioned plan.

The above Parcels #1, #2 and #3 being the same premises conveyed 189 Main Street LLC by Deed of George P. Laventis and Joanne R. Laventis dated November 16, 2010 and recorded in the Essex South District Registry of Deeds, Book 30011, Page 457.

Executed as a sealed instrument on this the 2nd day of January, 2013.

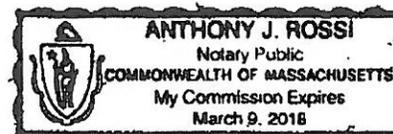

189 MAIN STREET, LLC
BY: WILLIAM J. THIBEAULT MANAGER

COMMONWEALTH OF MASSACHUSETTS

Suffolk, ss

On this 2nd day of January, 2013 before me, the undersigned notary public, personally appeared WILLIAM J. THIBEAULT, Manager as aforesaid, who proved to me through satisfactory evidence of identification, which was MA Drivers License, to be the person whose name is signed on the foregoing instrument, and acknowledged that he signed it voluntarily for its stated purpose, as free act and deed of 189 Main Street LLC


Notary Public
My Commission Expires:





City of Gloucester Abutters Report

Abutters to Parcel: Map-Lot-Unit 8-27

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 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 8 Lot 27 as further shown on the attached map dated 5/30/2018.

ABUTTER	STREET ADDRESS	PARCEL NO.	TAX BILL ADDRESS
8-70-3E SIMOES MANUEL F	6 ELM ST 3	8-70	SIMOES MANUEL F 6 ELM ST UNIT 3 GLOUCESTER, MA 01930
8-70-1E HALE GLENN P & BETSY D TRS	6 ELM ST 1	8-70	HALE GLENN P & BETSY D TRS 52 PHILLIPS AV ROCKPORT, MA 01966-1143
8-70-2E GOLDENBAUM DONALD M & SALLY A	6 ELM ST 2	8-70	GOLDENBAUM DONALD M & SALLY A 5300 W 67TH ST PRAIRIE VILLAGE, KS 66208
8-70-C JIMARY LAND TRUST LLC	6 ELM ST	8-70	JIMARY LAND TRUST LLC PO BOX 206 GLOUCESTER, MA 01930
8-70-6E STEEL JUNE L	6 ELM ST 6	8-70	STEEL JUNE L 6 ELM ST #6 GLOUCESTER, MA 01930
8-70-5E JIMARY LAND TRUST LLC	6 ELM ST 5	8-70	JIMARY LAND TRUST LLC PO BOX 206 GLOUCESTER, MA 01930
8-70-4E TANG JANET TSUI & STIMENS WAYNE	6 ELM ST 4	8-70	TANG JANET TSUI & STIMENS WAYNE 6 ELM ST UNIT 4 GLOUCESTER, MA 01930
8-68 GCB CORP C/O BANK GLOUCESTER	170 MAIN ST	8-68	GCB CORP C/O BANK GLOUCESTER 85 MIDDLE ST GLOUCESTER, MA 01930
8-69 ACTION INC	180 MAIN ST	8-69	ACTION INC 180 MAIN ST GLOUCESTER, MA 01930
8-69 ACTION INC	180 MAIN ST	8-69	ACTION INC 180 MAIN ST GLOUCESTER, MA 01930



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ABUTTER	STREET ADDRESS	PARCEL NO.	TAX BILL ADDRESS
8-31 COUGHLIN J T & COUGHLIN P M TR C/O P M C REALTY TRUST	185 MAIN ST	8-31	COUGHLIN J T & COUGHLIN P M TR C/O P M C REALTY TRUST 239 WESTERN AV ESSEX, MA 01929 0000
8-70 JIMMARY LAND TRUST LLC	186 MAIN ST	8-70	JIMMARY LAND TRUST LLC 186 MAIN ST GLOUCESTER, MA 01930
8-27 HECHT 189 MAIN LLC	189 MAIN ST	8-27	HECHT 189 MAIN LLC 122 MAIN ST 2ND FLOOR GLOUCESTER, MA 01930
8-26 GLOUCESTER CITY OF	195 MAIN ST	8-26	GLOUCESTER CITY OF CITY HALL GLOUCESTER, MA 01930 0000
8-70-995 THE RESIDENCES AT SEAPORT CONDOMINIUM	196 MAIN ST 995	8-70	THE RESIDENCES AT SEAPORT CONDOMINIUM 196 MAIN ST GLOUCESTER, MA 01930
8-70-3 MCCARTHY ELIZABETH K TR BRIAN DENNIS MCCARTHY FAMILY TRUST	196 MAIN ST 3	8-70	MCCARTHY ELIZABETH K TR BRIAN DENNIS MCCARTHY FAMILY TRUST 6 SAMUEL RIGGS CR GLOUCESTER, MA 01930
8-70-2 BIRCHENOUGH MICHAEL J & STEPHANIE	196 MAIN ST 2	8-70	BIRCHENOUGH MICHAEL J & STEPHANIE 196 MAIN ST UNIT 2 GLOUCESTER, MA 01930
8-70-4 CRAIN JAMES F C/O BAKER ROBERT R & LINDA B	196 MAIN ST 4	8-70	CRAIN JAMES F C/O BAKER ROBERT R & LINDA B 196 MAIN ST UNIT 4 GLOUCESTER, MA 01930
8-70-5 STEINER NANCY S TR NANCY S STEINER TRUST	196 MAIN ST 5	8-70	STEINER NANCY S TR NANCY S STEINER TRUST 196 MAIN ST UNIT 5 GLOUCESTER, MA 01930
8-70-A LYNNFIELD WOODS OFFICE ET AL C/O CHARLES JANICE M	196 MAIN ST	8-70	LYNNFIELD WOODS OFFICE ET AL C/O CHARLES JANICE M 168 CENTRE ST DANVERS, MA 01923



City of Gloucester Abutters Report

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ABUTTER	STREET ADDRESS	PARCEL NO.	TAX BILL ADDRESS
8-70-B LYNNFIELD WOODS OFFICE ET AL C/O CHARLES JANICE M	196 MAIN ST	8-70	LYNNFIELD WOODS OFFICE ET AL C/O CHARLES JANICE M 168 CENTRE ST DANVERS, MA 01923
8-70-1 SWEENEY PATRICIA E	196 MAIN ST 1	8-70	SWEENEY PATRICIA E 196 MAIN ST UNIT 1 GLOUCESTER, MA 01930
8-25 1907 LLC	201 MAIN ST	8-25	1907 LLC PO BOX 1637 GLOUCESTER, MA 01931-1637

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 Brousseau, MAA
GLOUCESTER BOARD OF ASSESSORS

City of Gloucester Assessors' Office, City Hall, 9 Dale Avenue, Gloucester, MA 01930

5/30/2018

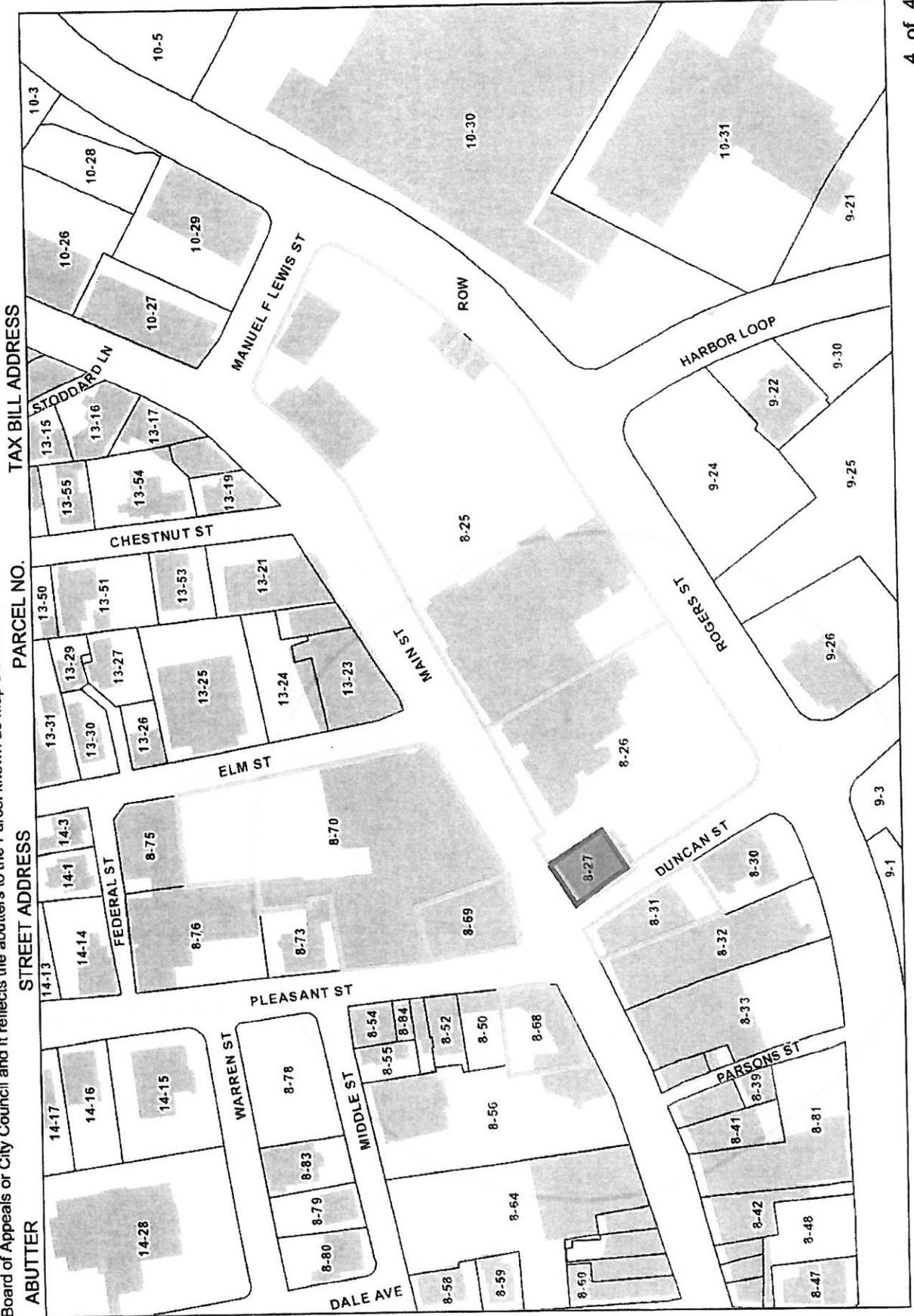


City of Gloucester Abutters Report

Abutters to Parcel: Map-Lot-Unit 8-27

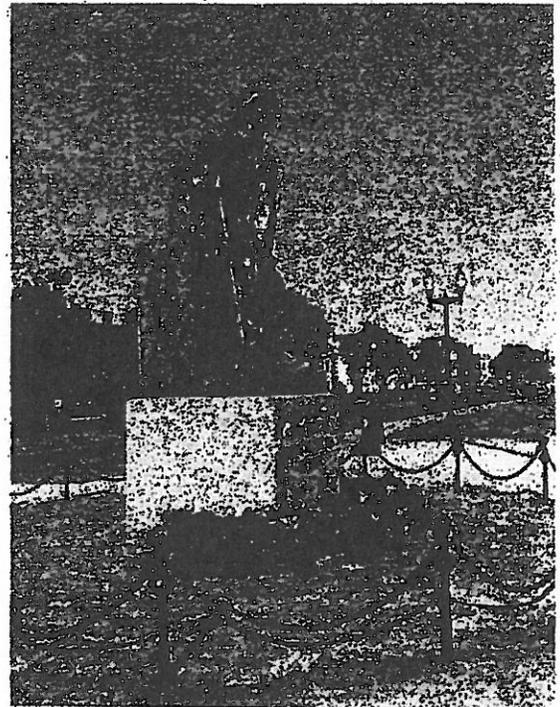
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CITY OF GLOUCESTER

THE COMMUNITY DEVELOPMENT PLAN FOR THE CITY OF GLOUCESTER, 2001



A Comprehensive Plan

Prepared for:
The City of Gloucester, Massachusetts

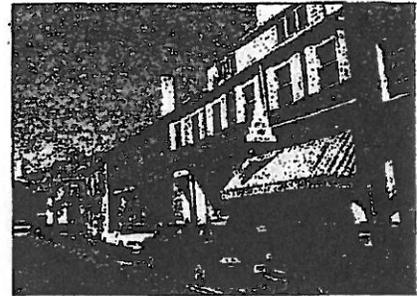
Assembled by:
The Cecil Group, Inc.

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.

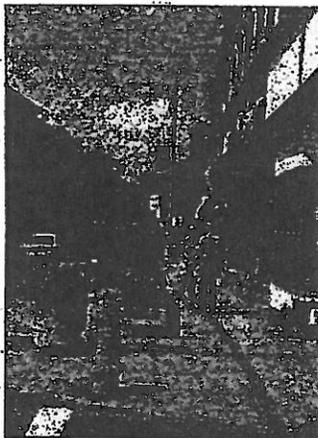
Residents and visitors like to be in the downtown, doing business or just walking. Traffic is sometimes heavy, and parking is often tight. It is truly a mixed-use district, with retail and commercial services, the Post Office and City Hall, library, social institutions, and a new generation of residents 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.

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.⁸

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.

DOWNTOWN

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

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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.