



CITY OF GLOUCESTER
PLANNING BOARD
April 4, 2019
6:00 P.M.

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

CITY CLERK
GLOUCESTER, MA
2019 APR -2 PM 2: 37

I. BUSINESS

1. **Call to Order with a Quorum of the Planning Board**
2. **Introduction of Planning Board Members and Staff**
3. **Public Comment**

II. PUBLIC MEETING

1. Form A Application

Application submitted by Richard Souza and Cynthia Geary to divide **148 Bray Street** (Assessor's Map 247, Lot 44) into two lots.

2. Site Plan Review

Application submitted by Happy valley Ventures LLC, for Site Plan Review pursuant to GZO Sections 5.8 and 5.31.4 and 5.31.5 for a marijuana cultivation, production and retail establishment at **38 Great Republic Drive** (Assessor's Map 263, Parcel 64).

III. CONTINUED PUBLIC HEARINGS

1. Road Improvement Plan

Application submitted by Gateway Consultant Inc., on behalf of Richard Souza & Cynthia Geary to consider a Road Improvement Plan for **148 Bray Street** (Assessor's Map 247, Lot 44).

2. Rezoning Application

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

Rezone **28 Rockport Road** (Assessor's Map 178, Lot 28) from Extensive Business (EB) to the R-10 (Medium / High Density Residential) Zoning District.

3. Definitive Subdivision Review

Form C application submitted by Seaside Legal Solutions for William Friend to consider a five (5) lot definitive subdivision at 12R, 57 and 59 **Wolf Hill Way** (Assessor's Map 88. Lots 22, 23, 24 and 25). **(TO BE CONTINUED TO APRIL 17, 2019)**

IV. OTHER BUSINESS

1. **Approval of Outstanding Minutes**

2. Decisions to Adopt

- A. Pork Chop Lot Special Permit application submitted by Diane Rule for 1 Pork Chop Lot (2A) at 5 Haskell Street (Assessor's Map 58, Lot 24).
- B. Pork Chop Lot Special Permit application submitted by Diane Rule for 1 Pork Chop Lot (2B) at 5 Haskell Street (Assessor's Map 58, Lot 24).

V. ADJOURNMENT

Next regular meeting of the Planning Board April 17, 2019.