

**Planning & Development Committee**  
Wednesday, July 17, 2019 – 5:30 p.m.  
**1<sup>st</sup> Fl. Council Committee Room – City Hall**  
-Minutes-

**Present:** Chair, Councilor Valerie Gilman; Vice Chair, Councilor Holmgren; Councilor Paul Lundberg  
**Absent:** None.

**Also Present:** Chip Payson; Jim Destino; Vanessa Krawczyk

The meeting was called to order at 5:30 p.m. Item #3 was taken out of order as the first item heard by the Committee.

**1. Pole Petition Public Hearings:**

- A. PP2019-005: Request by Comcast install new underground conduit system to provide Comcast Service to 393 Main Street – TO BE AUTOMATICALLY CONTINUED TO AUGUST 7, 2019

This matter is continued to August 7, 2019.

**2. Request to hold the Mother of Grace Fiesta on September 7, 2019 (Cont'd from 06/19/19)**

**Gus MacIntosh**, 26 Summer Street, President of the Mother of Grace Club, briefly described this year's Mother of Grace Fiesta, their 75<sup>th</sup> anniversary, to be held on Saturday, September 7<sup>th</sup> from 1:00 p.m. to 9:30 p.m. at the Mother of Grace Club located at 48 Washington Street, and it will be their last. The Club will continue to function but that the Fiesta will not be able to be put on moving forward at this time. There will be a procession that is planned to start around 2:00 p.m. He advised there would be a procession on Saturday with rolling road closures, and they will be assisted by the Gloucester Police Department -- the route taken is weather dependent. The Fiesta will require a street closure from 6:00 p.m. to 9:30 p.m. on Friday, September 7 as well as Saturday, September 8 from 1:30 p.m. to 9:30 p.m. from Prospect Street to Granite Street. He touched briefly on the plan to let delivery trucks through but that all other vehicular traffic will be rerouted.

**MOTION:** On a motion by Councilor Lundberg, seconded by Councilor Holmgren, the Planning & Development Committee voted 3 in favor, 0 opposed, to permit the Mother of Grace Club to hold its annual Mother of Grace Fiesta on Saturday, September 7, 2019 from 1:00 p.m. to 9:30 p.m. at 48 Washington Street. Additionally, the Planning & Development Committee hereby permits a procession by the Mother of Grace Club to commence on or around 2:00 p.m. on Saturday, September 7, 2019 and to conclude on or around 3:15 p.m. on a route from 48 Washington Street and returning to 48 Washington Street requiring rolling street closures as directed by the Gloucester Police Department. Traffic control during the procession will be overseen by the Gloucester Police Department and no police detail is required.

**3. Memorandum from General Counsel re: requesting acceptance of transfer of land and building located at 35 Concord Street**

*Present representing the interests in the subject property were: Robert Whitten, Treasurer, Chargers Youth Program; Robert Snyder, representing the Boy Scouts, former 15-year Scout Master; Alan Bell, Committee Chair for Gloucester Boy Scout Troop 60 which has been in the "Scout House" since the 1950's*

**Chip Payson**, General Counsel, reviewed the following: Mr. Whitten and Councilor Nolan brought this matter to the attention of the Mayor's Office and Legal Counsel. In the 1980's the city transferred 35 Concord Street, land and buildings (Old Bray School), to the Chargers Youth Program with several conditions, a few of which were: That the Chargers remain a non-profit organization; that they have insurance, and that the use of the building and property be for a public purpose. After the transfer of land by a vote of the City Council, the Chargers entered into a 90-year lease for \$1.00 a year to the Boy Scouts to use a portion of the building. Since the 1980's, the Chargers football program has changed, and they approached the city through Councilor Nolan to return the property to the city. It was noted this wasn't a default of any of the conditions being violated, but that the nature of the Chargers programs had changed; and that it was better to give the property back to the city

since the Chargers use (of the property) had declined. It was determined that the lease will follow the property. If the Council votes to take this property back, a deed (on file) will need to be signed. If accepted and recorded, the land and building comes back to city control, and the lease with it. This will give the Boy Scouts continued use of a portion of the building.

**Mr. Payson** offered that the original intent of the conveyance in the 1980's was that this property was to be used for a public purpose -- and the Boy Scouts meet that use. He reported that the Fire and Public Works Departments are in favor of this transfer.

**Jim Destino**, CAO, advised that the Boy Scouts don't use the building regularly, and there is storage space that the Chargers used that will now be able to be used by city departments: Public Works, Fire and possibly Inspectional Services. He advised that the Mayor's Office felt it was important to honor the lease.

**Councilor Holmgren** conveyed her best wishes to the Chargers in their new program format and expressed that she was pleased that the Boy Scouts will be able to continue to use the building.

**Robert Whitten**, representing the Chargers Youth Program, advised they don't have a use for the property but Pee Wee football won't go away and the girls' softball program will continue, both at the West Parish School.

**Councilor Gilman** asked could another 501(c)3 organization use the building. **Mr. Payson** advised they'd have to consult with the Boy Scouts since their lease takes primacy. If another group wanted to lease space the city would have to put it out to bid. To use it for an evening, such an organization would have to make the inquiry through the Mayor's Office, he pointed out.

The Councilors thanked the organizations involved for their service saying it was a good, consistent use of the 35 Concord Street building.

**COMMITTEE RECOMMENDATION: On a motion by Councilor Holmgren, seconded by Councilor Lundberg, the Planning & Development Committee voted 3 in favor, 0 opposed, to recommend that the City Council, on behalf of the City of Gloucester, accept the property, and any buildings contained thereon, known and numbered as 35 Concord Street in Gloucester and recorded at Book 7977, Page 496 at the Southern Essex District Registry of Deeds.**

**4. SCP2019-005: Chestnut Street #6-#8, Map 13, Lot 53, GZO Sec. 3.2.2(a) for the decrease in minimum open space per dwelling unit**

With no representative present at the meeting for this Special Council Permit application, Councilor Gilman, with the assent of the Committee, continued the matter to August 7, 2019.

**5. Update on the Assisted Living Ad Hoc Committee by Council Liaison, Councilor Jen Holmgren**

**Councilor Holmgren** conveyed the following information to the Committee:

- There has been one meeting to date, long and comprehensive in June with a second meeting slated for tomorrow;
- There was a discussion of the history of the process of trying to develop an Assisted Living Facility (ALF) in Gloucester; types of ALF's found in the area and throughout the country; to permit and attract and the different types of assisted living facilities;
- Attending were: David Houlden, Executive Director of the Gloucester Housing Authority; Scott Trenti, CEO of SeniorCare; Jen Beloff, Action Inc.; Sunny Robinson, former city public health nurse; Gregg Cademartori, city Planning Director and Rick Noonan, Chair of the Planning Board, and Council Liaison, Jen Holmgren;
- A meeting was to take place between Mr. Houlden and Mr. Trenti prior to the 7/18/19 Ad Hoc Committee meeting to discuss finding a path for development of some type of housing with services;
- Questions were raised about inclusionary zoning.

**Councilor Holmgren** noted she was asked to ask of the Planning & Development Committee if the Ad Hoc Committee is limited to the confines of the city or are they able reach out to other communities. She advised that the grant funding is dwindling and it appears that For Profit developers are looking for different things. She suggested that For Profits and Non-Profits may end up collaborating as to future development of ALR's. **Councilor Lundberg**

advised that outreach would be permissible suggesting that this may become a regional effort. **Councilor Gilman** mentioned other regionalization opportunities the city is involved with; and added that it is a matter of opportunities. The issue is that it wouldn't fall under the P&D's purview but would likely become a different working group and perhaps would come to P&D for approval. **Councilor Lundberg** pointed out when the Council was in the process of permitting Phase 2 of Gloucester Crossing recently it came to light that originally the developer was trying to develop an ALR for over 10 years. He noted there's been no takers. He highlighted there is a Zoning Ordinance section that addresses ALR's which is very specific, but advised to his knowledge none have been constructed under that Ordinance and suggested that's not solving the problem. It is a city-specific solution. The people on this Ad Hoc Committee are people who have a view of what is possible. **Councilor Gilman** expressed she'd appreciate hearing what Mr. Houlden and Mr. Trenti discussed which would be a blending of two different needs. **Councilor Holmgren** conveyed this is a dynamic group. She advised she can forward the draft minutes when they are approved by the Ad Hoc Committee. It is a testimony to the caliber of the people at the table which she termed a validation of this important topic, **Councilor Gilman** pointed out.

**A motion was made, seconded and voted unanimously to adjourn the meeting at 6:00 p.m.**

Respectfully submitted,

*Dana C. Jorgensson*

Clerk of Committees

**DOCUMENTS/ITEMS SUBMITTED AT MEETING: None.**