



CITY OF GLOUCESTER
PLANNING BOARD

August 22, 2019
6:00 P.M.

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

Present Members: Rick Noonan (Chair), Henry McCarl, Jonathan Pratt, Jane Remsen, Doug Cook

Absent Members: Beverly Bookin, Shawn Henry

Staff: Gregg Cademartori, Planning Director, Greg Jones, Staff Planner

Others Present: Deborah Eliason (Eliason Law Office, LLC), Kim Hocherman (SV Design, Siemasko + Verbridge), Jack Meany (YMCA), Peter Gourdeau (Windover Construction), Peter Seitz (Windover Construction)

I. BUSINESS

- 1. Call to Order** – Chair R. Noonan called the meeting of the Gloucester Planning Board to Order at 6:00 PM.
- 2. Planning Board & Staff Introduction** – Chair R. Noonan introduced present Planning Board members and City Planning staff.
- 3. Public Comment** – There was no Public Comment

II. CONTINUED PUBLIC HEARINGS

1. Site Plan Review Modification Application

D. Eliason (Eliason Law Office, LLC) approached the Board to present a Site Plan Review Modification Application (SPR-2018-01) for the Young Men's Christian Association (YMCA) located at 2 School House Road (262, Lot 37), 4 School House Road (Map 262, Lot 14), and 7 Gloucester Crossing Road (Map 43, Lot 5).

Kim Hocherman (SV Design, Siemasko + Verbridge) provided the Board, and Planning staff with an update on modifications made to the Building footprint, material(s) changes, and proposed alterations to signage, as well the architectural design of the building to more closely mirror the historical building character which exists throughout Gloucester. Furthermore, Ms. Hocherman explained that there was a need to eliminate a second pool proposed in the original design due to funding constraints, utility services would be relocated to a room in the building's basement, minor reconfiguration(s) of access ramps have been made, as well as rerouting/reconfiguration of the site's water main.

R. Noonan inquired about the Height Requirements for the proposed structure within the designated district per City Zoning Ordinance Section 5.29. According to the Ordinance,

the maximum height for a building within the Mixed Use Development Overlay District is forty five (45) feet. After some discussion, the applicant agreed to revisit the plan-set to ensure compliance.

R. Noonan inquired about the plan's continuity with existing pedestrian ways surrounding the project site, as well as the possibility of additional parking areas in-light of building footprint changes. P. Seitz stated that the existing parking plan is sufficient for the building, and pedestrian connectivity with adjacent facilities will be taken into consideration.

D. Eliason provided the Board with a project update (see attached Fuller Mixed Use Ventures, LLC & YMCA Plan Modifications presentation) to outline the project modifications being proposed, as well as components which remain consistent with the original approved Site Plan.

D. Eliason explained that;

1. The project will still comply with all Zoning setback requirements.
2. No changes are required to the size of the stormwater structures or the overall drainage calculations.
3. All utility requirements are to remain the same.
4. There will be no changes to the approved lot lines.
5. Vehicular and pedestrian circulation plans remain unchanged, except for an additional walkway at the back of the building. There will be no changes to curb cuts, walkways, outdoor lighting, or any other site amenities as a result of the proposed building & site modifications.
6. An increase in greenspace on the North side of the building will occur with the proposed modification.
7. No greater intrusion into proximate wetlands and associated buffer will occur with the proposed modification.
8. The project will not require any additional relief from the City Conservation Commission.
9. The project will remain compliant with the Americans with Disabilities Act (ADA), and Massachusetts Architectural Access Board
10. Due to the programming changes and relocation of the mechanical room to the basement level, the slight revisions to the building footprint will not impede the same functionality of the original plan.
11. Modifications will not alter the traffic flow and safety of the site from the original proposal.
12. No changes are proposed for the general circulation plan or pedestrian/vehicular access & safety.
13. Plan modifications will not alter the adequacy of utilities as set-forth in the original proposal.
14. No changes are anticipated for projected stormwater flows with the proposed modifications, therefore no changes to the drainage system/structures will be needed.
15. No changes are proposed that would affect water and sewer.
16. The modifications will not alter or impair the neighborhood character or social structure.
17. The reduction of the building footprint will increase the amount of greenspace on the north side of the building by approximately 7,300 square feet.

18. The modifications will not alter or impair the quality of the natural environment.
19. The modifications will not alter or impair the positive fiscal impact of the project.

P. Seitz approached the Board with an update on building demolition. Seitz explained that unsuitable soils (primarily broken ledge) have been excavated, processed and replaced. Remediation of the building for Asbestos Containing Materials (ACMs) & Hazardous Containing Materials (HCMs) is approximately 80% complete, with the demolition of the Fuller School building being approximately 40% complete. It is anticipated that the demolition will be completed during the month of November, 2019. Seitz stated that upon completion of the water line relocation, the construction team will commence with on-site underground utility infrastructure work.

D. Eliason opined that because of the stated reasons for the proposed plan modifications, the plan still meets the requirements of the City of Gloucester Zoning Ordinance section 1.5.13 and 1.8.3, and asked the Board for its approval of the submitted Application for Plan Modification so that the YMCA can continue to move forward with its construction as planned.

R. Noonan inquired if there will be a second phase for the project. J. Meany stated that there will be a second phase for the property/project, however programming for that phase would be several years out.

G. Cademartori provided the Board with a summary of plan revisions, revision dates, and a draft motion for the Board to consider for the application.

D. Cook made a motion to approve the modified Site Plan submitted by the Young Men’s Christian Association (YMCA) of the North Shore, Inc., and recommend to the City Council the approval of the revised Special Permit for Site Development Plan prepared by Meridian Associates, Inc., with revisions through 8/6/2019, the Landscaping Plans prepared by Hawk Design, Inc., with revisions through 8/5/2019, and architectural plan modification to the YMCA building as depicted on in the plans titled “Permit Site Plan Development –Fuller Mixed Use Venture, LLC” and prepared by Fuller Mixed Use Development, LLC, dated 5/10/2019, as conditioned in the original permit and subject to the issuance of the CCSP for height, as applicable.

III. OTHER BUSINESS

1. Meeting Minutes of May 16, 2019

Upon review, minor amendments were made to the meeting minutes as submitted.

D. Cook made a motion to approve the meeting minutes of May 16, 2019 as amended. J. Pratt seconded the motion which passed with a unanimous vote of five (5) in favor to zero (0) against.

2. Meeting Minutes of June 6, 2019

Upon review, minor amendments were made to the meeting minutes as submitted.

D. Cook made a motion to approve the meeting minutes of June 6, 2019 as amended. J. Pratt seconded the motion which passed with a unanimous vote of five (5) in favor to zero (0) against.

3. Meeting Minutes of June 20, 2019

Upon review, minor amendments were made to the meeting minutes as submitted.

D. Cook made a motion to approve the meeting minutes of June 20, 2019 as amended. J. Pratt seconded the motion which passed with a unanimous vote of five (5) in favor to zero (0) against.

4. Meeting Minutes of August 2, 2019

D. Cook made a motion to approve the meeting minutes of July 18, 2019 as amended. J. Pratt seconded the motion which passed with a unanimous vote of five (5) in favor to zero (0) against.

IV. ADJOURNMENT

H. McCarl made a motion to adjourn the August 22, 2019 City of Gloucester Planning Board meeting at 7:30 PM. The motion was seconded by J. Pratt which passed unanimously with a vote of five (5) in favor to zero (0) against.