



CITY OF GLOUCESTER
PLANNING BOARD
February 18, 2021
5:00 P.M.

2021 FEB 11 PM 2:19
CITY CLERK
GLOUCESTER, MA

Conducted at: <https://gloucester-ma.gov.zoom.us/j/81607391474>
Richard Noonan, Chair

Consistent with the Governor's orders suspending certain provisions of the Open Meeting Law and banning gatherings of more than 10 people, this meeting will be conducted by remote participation to the greatest extent possible. The public may not physically attend this meeting but every effort will be made to allow the public to view and listen to the meeting in real-time. In the event that a live transmission proves unworkable for any reason, an audio or video recording, transcript or other comprehensive record of the meeting will be made available on the City's website as soon as possible.

Persons who wish to view are invited at: <https://gloucester-ma.gov.zoom.us/j/81607391474>

Or Join via Phone: US: +1 301 715 8592 or +1 312 626 6799 Meeting ID: 81607391474

Please visit <http://gloucester-ma.gov/Remote-Public-Meetings> for instructions and guidance on how to join a remote meeting.

BUSINESS

1. Call to Order
2. Introduction of Planning Board Members and Staff

CONSENT AGENDA

1. Approval Not Required application submitted by Anne Davis for Matthew M, for division of land at **85 & 87R Wingaersheek Road (Assessors Map 261 Lot 20 & 21)**
2. Approval Not Required application submitted by Seaside Legal Solutions for 58 Rogers Street LLC, **143 Main Street & 58 Rogers Street (Assessors Map 8 Lot 81)**

NEW PUBLIC HEARING

Pursuant to Section 17 of Chapter 53 of the Acts of 2020, in accordance with the provisions of MGL Chapter 40A, Section 5, and the Gloucester Zoning Ordinance, Sec. 1.11, the **Gloucester Planning Board** will hold a remote public hearing on **Thursday, February 18, 2021 at 5:00 p.m.** relative to the following.

Proposed Amendments to the Gloucester Zoning Ordinance by Replacing Sec. 5.11 Inclusionary Housing Requirements with a rewritten Sec. 5.11 Inclusionary Housing Requirement which addresses the requirements of new housing developments to include and provide affordable housing units. The proposed amendments include: lowering the threshold of applicability from developments with eight (8) housing units to six (6) housing units, requiring 10% of units to be deed restricted as affordable to households earning 80% of the Area Median Income (AMI) in developments between six (6) and nine (9) units, requiring 15% of housing units to be deed restricted as affordable to households earning 80% AMI or 10% of housing units to be deed restricted as affordable to households earning 60% AMI in developments of 10 units or greater, providing an in-lieu payment option for developments with six (6) to nine (9) units, and providing a greatly expanded definition of terms section including terms related to "affordability" which are defined by reference to income levels determined the United States Department of Housing and Urban Development

ADJOURNMENT

Next regular meeting of the Planning Board will be held March 4, 2021