



GLOUCESTER CITY COUNCIL
Planning & Development Committee Meeting
Wednesday, February 8, 2023 – 5:30 p.m.
Harbormaster’s Conference Room
19 Harbor Loop, Gloucester, MA 01930
AGENDA

(Items may be taken out of order at the discretion of the Committee)

2023 FEB -2 PM 4: 21
CITY CLERK
GLOUCESTER, MA

Persons who wish to do so are invited to attend in-person or view the meeting at:
Join from Computer, Smart Device: <https://gloucester-ma-gov.zoom.us/j/89924402434>
Join via Phone: 1-301-715-8592 or 1-312-626-6799; Meeting ID: 899 2440 2434
Please visit <http://gloucester-ma.gov/remote-public-meetings> for instructions and guidance on how to join a remote meeting

1. **Communication from Essex County Greenbelt requesting a Conservation Restriction for the Essex County Greenbelt Association for 16 North Kilby Street**
2. **Letter from St. Peter’s Fiesta Committee requesting permission to use St. Peter’s Park and Rogers Street on June 21-25, 2023**
3. **Planning Board initiation, in accordance with GZO Sec. 1.11.2(a), of proposed zoning amendments by deleting GZO Sec. 5.5 “Lowlands” and replacing with a new Sec. 5.5 “Floodplain Overlay District,” and amending Secs. 1.5, 1.8, 5.8, 5.9 and 5.15 to introduce potential flooding impacts as a permit review criteria (Cont. from 1/18/23)**
4. **SCP2023-001: Main Street #108, Map 7, Lot 51, GZO Secs. 1.10 “Miscellaneous Special Permits,” 3.1.6(b) “Building Heights in Excess of 35 Feet,” and 3.2.6 fn(a) “Dimensional Requirements for Hotels, Motels and Motor Inns and Their Accessory Uses (other than signs)” “Minimum lot area per two guest unit (sf)” to convert the 2nd and 3rd floors to a hotel with approx. 12 rooms and a lobby (Cont. from 1/18/23)**
5. **CC#2022-037 (Worthley): Amend GZO Sec. 5.22 “Commercial Land-Based Wind Energy Conversion Facilities,” Sec. 5.22.14 “Monitoring and Maintenance” (To Be Withdrawn)**

Matters to be continued

1. **Communication from Seaside Legal Solutions on behalf of DLM Properties, LLC, owner of 24 Kondelin Road re: Request for referral to Planning Board pursuant to GZO Sec. 1.11.3 for an informal review of a proposed amendment to add a “transfer station” use to the GZO (TBC 2/22/23)**
2. **CC#2022-024 (Gilman/Grow): Request that the Planning & Development Standing Committee and the Planning Board review the Compliance Guidelines for Multi-family Zoning Districts under Sec. 3A of the Zoning Act issued on August 10, 2022 (Cont. from 1/18/23; TBC 2/22/23)**

COMMITTEE
Chair, Councilor Jason Grow
Vice Chair, Councilor Val Gilman
Councilor Tracy O’Neil

CC: Mayor Greg Verga; Jill Cahill; Joanne M. Senos; Suzanne Egan; 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.