



GLOUCESTER CITY COUNCIL
Planning & Development Committee Meeting
Wednesday, June 21, 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)

CITY CLERK
GLOUCESTER, MA
2023 JUN 15 AM 8:17

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/89678616730>

Join via Phone: 1-646-931-3860 or 1-929-205-6099

Meeting ID: 896 7861 6730

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

1. **SCP2023-004: Modification of SCP2019-006: East Main Street #116, Map 59, Lot 53, GZO Sec. 5.11.4 “Basic Requirements” to amend the current City Council Permit to pay fee in lieu of required affordable housing unit in the NB district (Cont. from 5/17/23; To be withdrawn)**
2. **RZ2023-002: Madison Avenue #36, Map 39, Lot 41, from EB (Extensive Business) to R-5 (High Density Residential) (Cont. from 5/17/23)**
3. **Special Events Application: Request for Street Closures re: Annisquam Sea Fair on July 29, 2023**
4. **Special Events Application: Request for Street Closures re: 64th Gloucester Sidewalk Bazaar 2023 on August 4 & 5, 2023**
5. **Special Events Application: Request for Street Closures re: Gloucester Community Safety Day on September 16, 2023 (rain date September 17, 2023)**
6. **Special Events Application: Request for Street Closures re: Magtober Fest 2023 on October 8, 2023**

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 (cont. from 5/17/23; TBC 7/5/23)**

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; Donald Belanger
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.

APPLICATION FOR REZONING

CITY CLERK
GLOUCESTER, MA
2023 MAR 21 PM 3:31

App. No. RZ2023-002
Date March 21, 2023

TO THE CITY COUNCIL OF THE CITY OF GLOUCESTER, MASSACHUSETTS:

I (We), the undersigned, do hereby respectfully make application and petition the City Council to amend the Zoning Ordinance of the City of Gloucester as herewith requested, and in support of this application of the following facts are submitted:

1. The Property sought to be rezoned is located at: 36

Street: MADISON AVE

On the WEST side of the street, known as lot number 39-41

It has a depth of 152 and Frontage of 103

2. Present Zoning Classification EB

3. Proposed Zoning Classification RES (R-5)

4. The following are all of the individuals, firms, or corporations owning property adjacent to both sides and rear, and the property in front of (across the street from) the property to be rezoned:

NAME	STREET	CITY OR TOWN
<u>SEE ATTACHED</u>		

(Please attach extra sheets for more names, if needed)

5. It is proposed that the property will be put to this use:
NA

6. It is proposed to construct the following buildings:
NA

7. Attached is a copy of the required map which shows the property and surrounding area, with all abutters circled.

SIGNATURE AND ADDRESS OF OWNER: E. Mandello
[Signature]
36 Madison Ave. Gloucester

SIGNATURE OF PETITIONER: [Signature]



City of Gloucester Abutters Report

Abutters to Parcel: Map-Lot-Unit **39-41**

Please be aware that the abutters list reflects mailing address for the real estate tax bills as requested by the property owners. Mortgage companies, banks and other financial institutions may be receiving the notification and not the homeowner as required. Please be sure you are complying with notification requirements.
Gloucester Board of Assessors.

This list of owners of record as shown on the most recent tax list of the City of Gloucester has been prepared for the purposes of notifying abutters as required by the City's Zoning Board of Appeals or City Council and it reflects the abutters to the Parcel known as Map 39 Lot 41 as further shown on the attached map dated 3/9/2023.

ABUTTER	STREET ADDRESS	PARCEL NO.	TAX BILL ADDRESS
39-55 MULCAHEY GAIL N TR GAIL N MULCAHEY NOMINEE TRUST	15 COLONIAL ST	✓ 39-55	MULCAHEY GAIL N TR GAIL N MULCAHEY NOMINEE TRUST 21 EATON ST NORTH HAVEN, CT 06473
38-42 FRUSTERI ROBERTA J & GIACOMO TRS FRUSTERI FAMILY REALTY TRUST	7 MADISON CT	✓ 38-42	FRUSTERI ROBERTA J & GIACOMO TRS FRUSTERI FAMILY REALTY TRUST 7 MADISON CT GLOUCESTER, MA 01930
39-39 53 GLOUCESTER AVENUE LLC C/O SCOTT WILLIAM & EDWARD	53 GLOUCESTER AV	✓ 39-39	53 GLOUCESTER AVENUE LLC C/O SCOTT WILLIAM & EDWARD P O BOX 1429 GLOUCESTER, MA 01931-1429
39-41 MADRUGA VIRGINIA S C/O MONDELLO ELIZABETH A & THOMAS J	36 MADISON AV	✓ 39-41	MADRUGA VIRGINIA S C/O MONDELLO ELIZABETH A & THOMAS J 36 MADISON AV GLOUCESTER, MA 01930
38-43 FAVAZZA DONNA M & ASARO ROSARIO TRS	5 MADISON CT	✓ 38-43	FAVAZZA DONNA M & ASARO ROSARIO TRS 5 MADISON CT GLOUCESTER, MA 01930
38-90 RE DARRYL E & DENISE J TRS	9 MADISON CT	✓ 38-90	RE DARRYL E & DENISE J TRS 9 MADISON CT GLOUCESTER, MA 01930
38-94 ZINDLE JOHN P & DEANNA	22 MADISON AV	✓ 38-94	ZINDLE JOHN P & DEANNA 22 MADISON AV GLOUCESTER, MA 01930
39-35 MONDELLO PAUL & JEFFREY	38 MADISON AV	✓ 39-35	MONDELLO PAUL & JEFFREY 7 HILLIER RD GLOUCESTER, MA 01930
39-36 MACDOUGALL MABEL	7 SPRINGFIELD ST	✓ 39-36	MACDOUGALL MABEL 7 SPRINGFIELD ST GLOUCESTER, MA 01930
39-37 ENSLLOW RUSSELL C ET AL	5 SPRINGFIELD ST	✓ 39-37	ENSLLOW RUSSELL C ET AL 5 SPRINGFIELD ST GLOUCESTER, MA 01930-2623



City of Gloucester Abutters Report

Please be aware that the abutters list reflects mailing address for the real estate tax bills as requested by the property owners. Mortgage companies, banks and other financial institutions may be receiving the notification and not the homeowner as required. Please be sure you are complying with notification requirements.
Gloucester Board of Assessors.

Abutters to Parcel: Map-Lot-Unit **39-41**

This list of owners of record as shown on the most recent tax list of the City of Gloucester has been prepared for the purposes of notifying abutters as required by the City's Zoning Board of Appeals or City Council and it reflects the abutters to the Parcel known as Map 39 Lot 41 as further shown on the attached map dated 3/9/2023.

ABUTTER	STREET ADDRESS	PARCEL NO.	TAX BILL ADDRESS
39-38 PHILBROOK STEPHEN C & HALEY M	1 SPRINGFIELD ST	✓ 39-38	PHILBROOK STEPHEN C & HALEY M 4 SPRINGFIELD ST GLOUCESTER, MA 01930
39-40 KETTLE COVE LLC	43 GLOUCESTER AV	✓ 39-40	KETTLE COVE LLC PO BOX 1429 GLOUCESTER, MA 01931-1429
39-42 BUDROW GEORGE W BUDROW CARLA R	22 MADISON SQ	✓ 39-42	BUDROW GEORGE W BUDROW CARLA R 22 MADISON SQ GLOUCESTER, MA 01930 0000
39-83 PREMO PAMELA J	9 SPRINGFIELD ST	✓ 39-83	PREMO PAMELA J 9 SPRINGFIELD ST GLOUCESTER, MA 01930

The Gloucester Board of Assessors certifies that the Abutters Report program written to create a list of the names and addresses of property owners from the applicable tax list has been reviewed. To the best of our knowledge and belief the Abutters Report program generates an accurate list from the most recent tax list of the assessed owner of record and the mailing information of the parties in interest as defined within and required by the law and therefore the within document constitutes a certified abutters list.

Nancy A. Papows, MAA
Gary I. Johnstone, MAA
Timothy W. Good, IV, MAA
GLOUCESTER BOARD OF ASSESSORS

City of Gloucester Assessor's Office, City Hall, 9 Dale Avenue, Gloucester, MA 01930

3/9/2023



City of Gloucester Abutters Report

Abutters to Parcel: Map-Lot-Unit 39-41

Please be aware that the abutters list reflects mailing address for the real estate tax bills as requested by the property owners. Mortgage companies, banks and other financial institutions may be receiving the notification and not the homeowner as required. Please be sure you are complying with notification requirements.
Gloucester Board of Assessors.

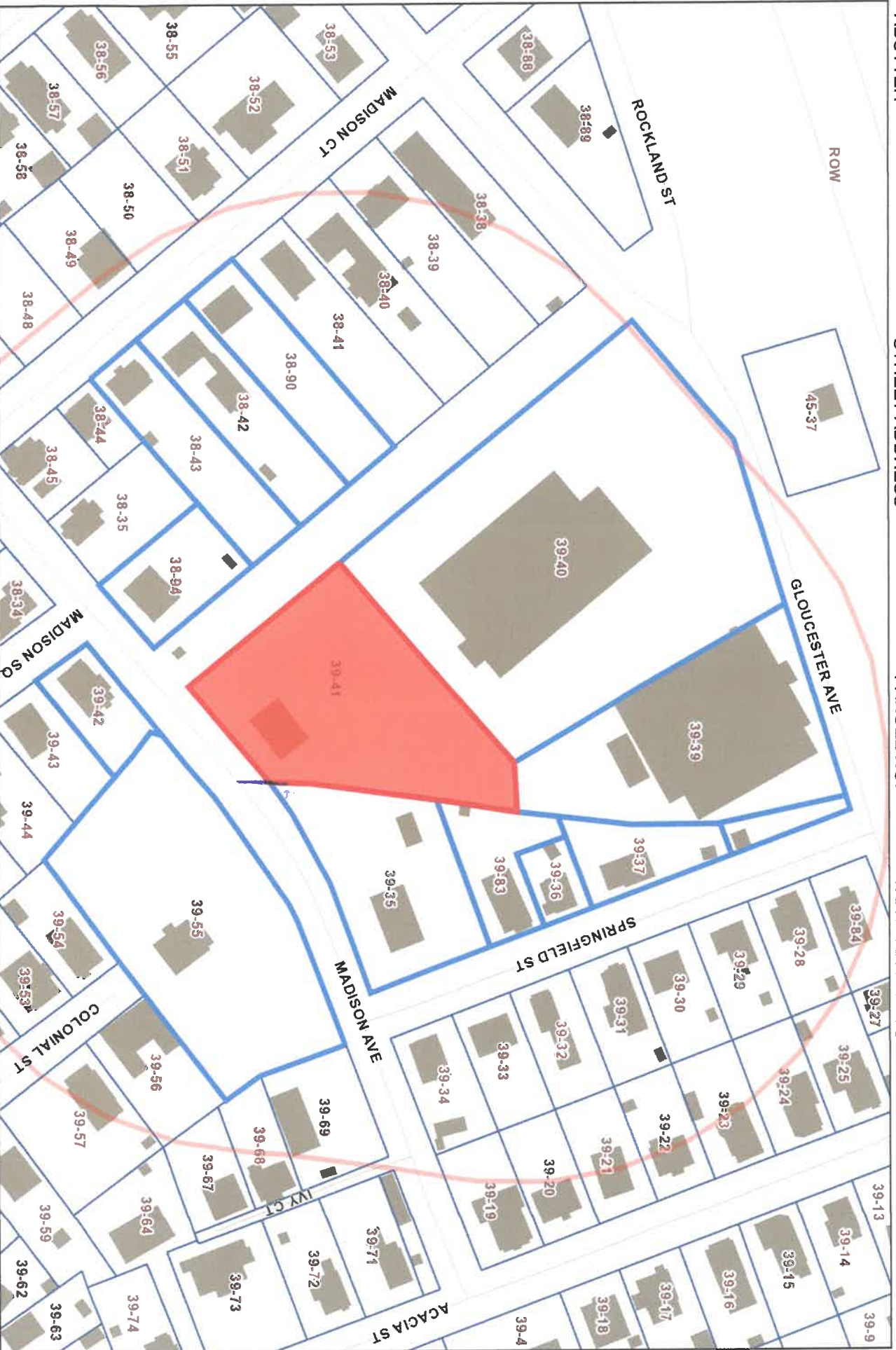
This list of owners of record as shown on the most recent tax list of the City of Gloucester has been prepared for the purposes of notifying abutters as required by the City's Zoning Board of Appeals or City Council and it reflects the abutters to the Parcel known as Map 39 Lot 41 as further shown on the attached map dated 3/9/2023.

ABUTTER

STREET ADDRESS

PARCEL NO.

TAX BILL ADDRESS





Grace E. Poirier <gpoirier@gloucester-ma.gov>

Re: 36 Madison Avenue rezoning application is missing proposed zoning classification.

1 message

Grace E. Poirier <gpoirier@gloucester-ma.gov>
To: thomas mondello
Cc: Joanne Senos <jsenos@gloucester-ma.gov>

Wed, Mar 22, 2023 at 12:55 PM

Hi Thomas,

You do not need to come in. I will attach this email to your application.

On Wed, Mar 22, 2023 at 11:52 AM thomas mondello <thomasmondello@gloucester-ma.gov> wrote:
Grace
It's going to be R-5, do you need me to come in?

On Wed, Mar 22, 2023 at 10:29 AM Grace E. Poirier <gpoirier@gloucester-ma.gov> wrote:
Hi Thomas,

I'm following up to my phone conversation with you this morning. In reviewing your application, the proposed zoning classification is incomplete (zoning districts can be found here: https://library.municode.com/ma/gloucester/codes/zoning_ordinance?nodetid=SIUSRE_2.1ZODI). Please get in touch with the Building Department to determine the correct proposed zoning classification so that the information can be added to the application. I will need this information before I can submit the application to the City Council.

Thank you.

--

Grace E. Poirier, CMC
Assistant City Clerk | Records Access Officer
9 Dale Avenue, Gloucester MA 01930
gpoirier@gloucester-ma.gov
978-281-9720 option 3
www.gloucester-ma.gov

Public Records Law

Please be aware that all communications pertaining to City of Gloucester Massachusetts matters, including e-mail sent or received, are a public record subject to disclosure under the Massachusetts Public Records Law. If requested, e-mail may be disclosed to another party unless exempt from disclosure. E-mails are retained by the City of Gloucester in compliance with Massachusetts Public Records Retention Schedule. All Electronic messages sent through the City of Gloucester system are archived in conformance with the Massachusetts and federal Public Records law.

--

--

Grace E. Poirier, CMC
Assistant City Clerk | Records Access Officer
9 Dale Avenue, Gloucester MA 01930

City Hall Annex
Three Pond Road
Gloucester, MA 01930



CITY OF GLOUCESTER
PLANNING BOARD

PLANNING BOARD
tel 978-325-5242
planning@gloucester-ma.gov

MAY 24 PM 2:15
CITY CLERK
GLOUCESTER, MA

Date: May 24, 2023
To: City Council
From: Gregg Cademartori, Planning Director
Re: Proposed Rezoning of 36 Madison Avenue from EB (Extensive Business) District to R-5 (High Density Residential) District

In accordance with the provisions of MGL Chapter 40A, Section 5, and the Gloucester Zoning Ordinance, Sec. 1.11, the Gloucester Planning Board held a duly noticed remote public hearing on May 18, 2023 concerning the petition submitted by Elizabeth and Thomas Mondello to amend the Gloucester Zoning Ordinance by Re-zoning: 36 Madison Avenue (Assessors Map 39 Lot 41), from EB (Extensive Business) district to R-5 (High Density Residential) district.

At the public hearing, the applicant and described their intent to rezone the property which is currently developed with a single family home in the middle of a residential neighborhood. No one spoke in favor, or in opposition.

At the May 18, 2023 meeting of the Planning Board, the public hearing was closed. After review and discussion the Planning Board voted six (6) in favor, zero (0) opposed to recommend to the City Council to amend the Zoning Ordinance by Re-Zoning 36 Madison Avenue (Assessors Map 39 Lots 41) from EB (Extensive Business) to R-5 (High Density Residential), as it will provide consistency between the current use of the property and zoning for the area.

Special Event Permit Application

#EVNT-23-39

Applicant: Steve Harris

Event Sponsored by City: No

Annisquam Sea Fair

General Details

Organizer: Annisquam Village Hall

Contact Person

Name: Steve Harris
 Phone: 9784910015
 Email: squamvillagehall@gmail.com

Contact Person "Day of Event"

Name: Steve Harris
 Phone: 9784910015

Event Date(s)

Date	Start Time	End Time
07/29/2023	9AM	4PM

Rain Date(s)

Date	Start Time	End Time
------	------------	----------

Event Type: Festival
 Location: Annisquam Village Hall

Requested Street Closures (9AM to 4PM)

South end of Leonard St

Requested Motor Vehicle Detours

Bridgewater St at Leonard St and Walnut at Leonard St

Primary Age Group:	All ages	Abutters Notified:	Yes
Estimated # Workers/Staff:	20	Neighborhood Groups Notified:	No
Estimated # Attendees:	200	Event Will Financially Benefit:	Annisquam Village Hall and Annisquam Village Church
Event Advertised to Public:	Yes (Newspaper) (Website) (Posters/Flyers)		

Vendor Details (0 Locations in Total)

Vendor Name	Contact Person	# Stations
-------------	----------------	------------

Entertainment Details

The event will include all of the following: Live Music Amplified Sound

Game Details (6 Games in Total)

Game Name	How Many?
Children's games	6

Raffle Details (0 Raffles in Total)

Raffle Prize	How Many?
--------------	-----------

Tent Details (4 Tents in Total)

Tent Length	Tent Width	How Many?
50	30	1
50	20	1
20	20	1
10	10	1

Extra Receptacles

Trash: 0 # Recycling: 2 To Be Paid For By: Event Organizer

Business Name: Annisquam Village Hall
Contact Person: John Bishop

Business Phone: ?(508) 566-5067?

Portable Toilets

Standard: 2 **# ADA:** 0 **To Be Paid For By:**

Business Name: The Shed
Contact Person:

Business Phone:

Requests for City Services

Special Event Permit Application

#EVNT-23-44

Applicant: Joe Ciolino Ciolino

Event Sponsored by City: Yes

64rd Gloucester Sidewalk Bazaar 2023

General Details

Organizer: Gloucester Merchant Association

Non-Profit Tax Exempt #: 74-3101523

Contact Person

Name: Joe Ciolino
 Phone: 978-281-1227
 Email: Weathervane153@gmail.com

Contact Person "Day of Event"

Name: Joe Ciolino
 Phone: 978-281-1227

Event Date(s)

Date	Start Time	End Time
08/04/2023	7:00 am	6:00 pm
08/05/2023	7:00 am	6:00 pm

Rain Date(s)

Date	Start Time	End Time
------	------------	----------

Event Type: Other: Sidewalk Bazaar

Location: Main Street from Duncan Street to Porter Street

Requested Street Closures (7:00 am to 6:00 pm)

Main Street from Duncan Street to Porter Street

Requested Motor Vehicle Detours

Hancock, Center, Porter,

Primary Age Group: All ages
 Estimated # Workers/Staff: 4
 Estimated # Attendees: 2,000
 Event Advertised to Public: Yes (Social Media) (Newspaper) (Website) (Posters/Flyers)

Abutters Notified: No
 Neighborhood Groups Notified: No

Vendor Details (0 Locations in Total)

Vendor Name	Contact Person	# Stations
-------------	----------------	------------

Entertainment Details

The event will include all of the following: Live Music Amplified Sound Stage

Game Details (0 Games in Total)

Game Name	How Many?
-----------	-----------

Raffle Details (0 Raffles in Total)

Raffle Prize	How Many?
--------------	-----------

Tent Details (0 Tents in Total)

Tent Length	Tent Width	How Many?
-------------	------------	-----------

Extra Receptacles

Trash: 6 # Recycling: 6 To Be Paid For By: Will request the City to provide them

Portable Toilets

Standard: # ADA: To Be Paid For By:

Requests for City Services

6 Trash Receptacles
4 Traffic Control Signs

6 Recycling Receptacles
6 Traffic Control Cones

Special Event Permit Application

#EVNT-23-47

Applicant: Joseph Parady

Event Sponsored by City: Yes

Gloucester Community Safety Day

General Details

Organizer: Gloucester Police Dept.

Contact Person

Name: Joseph Parady
 Phone: 9782651122
 Email: jparady@gloucester-ma.gov

Contact Person "Day of Event"

Name: Joseph Parady
 Phone: 9782651122

Event Date(s)

Date	Start Time	End Time
09/16/2023	800	4:00pm

Rain Date(s)

Date	Start Time	End Time
09/17/2023	8:00am	4:00pm

Event Type: Block Party Festival

Location: Harbor Loop

Requested Street Closures

Partial closing on Harbor loop between Building center and Chamber of Commerce.

Requested Motor Vehicle Detours

Primary Age Group:	All ages	Abutters Notified:	No
Estimated # Workers/Staff:	10	Neighborhood Groups Notified:	No
Estimated # Attendees:	500	Event Will Financially Benefit:	TBA- donation
Event Advertised to Public:	Yes (Social Media) (Newspaper) (Website) (Posters/Flyers)		

Vendor Details (1 Locations in Total)

Vendor Name	Contact Person	# Stations
TBA	TBA	1

Entertainment Details

The event will include all of the following: DJ Amplified Sound

Game Details (5 Games in Total)

Game Name	How Many?
inflatable	5

Raffle Details (0 Raffles in Total)

Raffle Prize	How Many?

Tent Details (10 Tents in Total)

Tent Length	Tent Width	How Many?
10	10	10

Extra Receptacles

Trash: 5 # Recycling: 5 To Be Paid For By: Will request the City to provide them

Portable Toilets

Standard: 2 # ADA: 1 To Be Paid For By: Event Organizer

Business Name: The Shed
Contact Person: Ellen Ramsey

Business Phone: 978-423-9127

Requests for City Services

5 Trash Receptacles **5** Recycling Receptacles
5 Traffic Control Signs **12** Traffic Control Cones

Special Event Permit Application

#EVNT-23-45

Applicant: Alana Home

Event Sponsored by City: No

Magtoberfest 2023

General Details

Organizer: Magnolia Community Farmers Market

Non-Profit Tax Exempt #: 84-3714645

Contact Person

Name: Alana Home
Phone: 9783358475
Email: magnoliacommunityfarmersmarket@gmail.com

Contact Person "Day of Event"

Name: Alana Home
Phone: 9783358475

Event Date(s)

Date	Start Time	End Time
10/08/2023	10	6

Rain Date(s)

Date	Start Time	End Time
------	------------	----------

Event Type: Block Party Concert Stroll/Walk-Through Festival
Location: 1-24 Lexington Ave

Requested Street Closures

Closure at the intersection of Norman and Lexington; Closure at the intersection of Flume and Lexington

Requested Motor Vehicle Detours

Primary Age Group:	All ages	Abutters Notified:	Yes
Estimated # Workers/Staff:	15	Neighborhood Groups Notified:	Yes
Estimated # Attendees:	1,000	Event Will Financially Benefit:	Magnolia Library Center AND Magnolia Community Farmers Market

Event Advertised to Public: Yes (Social Media) (Newspaper) (Website) (Posters/Flyers)

Vendor Details (0 Locations in Total)

Vendor Name	Contact Person	# Stations
-------------	----------------	------------

Entertainment Details

The event will include all of the following: Live Music Amplified Sound Dancing

Game Details (0 Games in Total)

Game Name	How Many?
-----------	-----------

Raffle Details (0 Raffles in Total)

Raffle Prize	How Many?
--------------	-----------

Tent Details (0 Tents in Total)

Tent Length	Tent Width	How Many?
-------------	------------	-----------

Extra Receptacles

Trash: 2 # Recycling: 2 To Be Paid For By: Will request the City to provide them

Portable Toilets

Standard: 2 # ADA: 0 To Be Paid For By:

Business Name: the Shed
Contact Person:

Business Phone:

Requests for City Services

- 2 Trash Receptacles
- 2 Traffic Control Signs

- 1 Recycling Receptacles
- 4 Traffic Control Cones