



GLOUCESTER CITY COUNCIL
Planning & Development Committee Meeting
Wednesday, September 6, 2023 – 4:00 p.m.
REMOTE MEETING

AGENDA

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

CITY CLERK
GLOUCESTER, MA
2023 AUG 30 AM 8:35

As the recent amendments to the open meeting law allows, this Planning & Development Committee will be held remotely. Adequate alternative access to the meeting is provided through the Zoom link below.

Join from Computer, Smart Device: <https://gloucester-ma-gov.zoom.us/j/88506449951>

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

Meeting ID: 885 0644 9951

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

1. CC#2023-044 (Worthley): Amend GZO Sec. IV “General Regulations, Sec. 4.1 “Off street parking,” Sec. 4.1.2 “The following minimum number of parking spaces must be provided except as exempted above, and except that the Zoning Board of Appeals may issue a Special Permit for a lesser number upon demonstration by the applicant that such lesser number will serve the intent of these provisions” re: increasing minimum number of parking spaces from one to one and a half in the CB, VB, R-5 or CCD district (Cont. from 8/2/23; To be withdrawn)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 (cont. from 8/2/23; TBC 9/20/23)

****Please note change in meeting time/location is for this meeting only***

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

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.



CITY OF GLOUCESTER 2023 CITY COUNCIL ORDER

ORDER:	CC#2023-044
COUNCILLOR:	Jeff Worthley

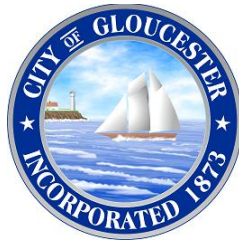
DATE RECEIVED BY COUNCIL:	07/11/2023
REFERRED TO:	P&D & PB
FOR COUNCIL VOTE:	

ORDERED that the Gloucester Zoning Ordinances Sec. IV “General Regulations,” Sec. 4.1 “Off street parking,” Sec. 4.1.2 “The following minimum number of parking spaces must be provided except as exempted above, and except that the Zoning Board of Appeals may issue a Special Permit for a lesser number upon demonstration by the applicant that such lesser number will serve the intent of these provisions” subsection (a) be **AMENDED** by **DELETING** “For residential structures: at least one off-street parking space shall be provided for each dwelling unit in the CB, VB, R-5 or CCD district and at least one and one-half off-street parking spaces shall be provided for each dwelling unit located in other districts” and **ADDING** “For residential structures: at least one and one-half off-street parking spaces shall be provided for each dwelling unit in the CB, VB, R-5 or CCD district, and for each dwelling unit located in other districts.”

FURTHER ORDERED that this matter be referred to the Planning & Development Standing Committee and the Planning Board for review and recommendation.

Jeff Worthley
Councilor at Large

City Hall Annex
Three Pond Road
Gloucester, MA 01930



PLANNING BOARD
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CITY OF GLOUCESTER
PLANNING BOARD

Date: August 22, 2023
To: City Council
From: Gregg Cademartori, Planning Director
Re: Planning Board Report regarding proposed amendments to Section 4.1 Off-Street Parking, Section 4.1.2(a) relating to residential use parking requirements

Pursuant to recent amendments to the open meeting law and 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 August 17, 2023 concerning proposed amendments to Section 4.1 Off-Street Parking referred to it by the City Council.

At the public hearing, Councilor Worthley, drafter of the amendments, outlined that intent of the proposal was to require new residential uses in the CB, VB, R-5 and CCD zoning districts to provide the same number of off-street parking spaces as required in other residential districts in the community.

At the August 17, 2023 meeting of the Planning Board, after hearing testimony from Council Worthley and members of the public, the public hearing was closed. After review and discussion the Planning Board voted zero (0) in favor, six (6) opposed to recommend to the City Council to amend Section 4.1 Off Street Parking Requirements Section 4.1.2(a).

Recordings of the August 17, 2023 public hearing is available on the City of Gloucester website at: <https://www.gloucester-ma.gov/1373/August-2023-Past-Meetings> .