



# CITY OF GLOUCESTER PLANNING BOARD

## MEETING MINUTES

Thursday August 18, 2011 at 7:00 PM

Kyrouz Auditorium

9 Dale Avenue, Gloucester, MA

Richard Noonan, Chair

### **Members Present:**

**Richard Noonan, Chair**

**Mary Black, Vice Chair**

**Marvin Kushner**

**Karen Gallagher**

**Henry McCarl**

### **Staff:**

**Gregg Cademartori, Planning Director**

**Pauline Doody, Recording Clerk**

### **I. BUSINESS**

- Call to Order with a Quorum of the Planning Board
- Introduction of Planning Board Members and Staff

### **II. APPROVAL OF MINUTES**

A. Meeting of July 21, 2011

**Ms. Black** requested a correction on Page 4 stating it should read “that is not inequitable”

**Motion: Approval of July 21, 2011 minutes**

**1<sup>st</sup>: Mary Black**

**2<sup>nd</sup>: Marvin Kushner**

**Vote: Approved 5-0**

### **III. PUBLIC COMMENT- None**

### **IV. CONSENT AGENDA**

#### **ANR Plans:**

John F. Ferraro to re-divide 134 & 136 Hesperus Avenue to create two building lots, Assessor’s Map 190 Lots 41 & 61, respectively

**Mr. Cademartori** stated the board will recall a subdivision plan that was withdrawn last spring. Their attempt at the time was to create three building lots. Due to a number of constraints they are now looking to re-divide the lots to create two building lots. There are no issues.

**Motion: The division of 134- 136 Hesperus Avenue Assessor’s Map 190 Lots 41 & 61 does not require approval under the subdivision control law.**

**1<sup>st</sup>: Henry McCarl**

**2<sup>nd</sup>: Marvin Kushner**

**Vote: Approved 5-0**

### **V. PUBLIC HEARING**

In accordance with the provisions of MGL Chapter 40A, Section 5, and the Gloucester Zoning Ordinance, Section 5.10 Watershed Protection Overlay District, the Gloucester Planning Board will hold a public hearing on to consider the following:

An application from Equity Industrial Partners, LLC for a Watershed Protection Overlay District

Special Permit to erect a land-based wind energy conversion facility (wind turbine) at 11 Dory Road (Assessors Map 262, Lot 16) in the watershed to Babson Reservoir. Zoning Classification Business Park (BP).

**Presenter: Rich Klineman, Consultant to Equity Industrial Partners LLC and Gloucester Engineering.**

**Mr. Klineman** stated the project includes two wind turbines up to 2 MW each on industrial land located at 11 Dory Road within the Blackburn Industrial Park. There is a proposed turbine #1 near the entrance of the Gloucester Engineering property with turbine #2 off of a gravel road on the southeast side of the site closer to Rte. 128. There will be no net change on drainage. He stated he presented to Concom last evening and they issued a Negative Determination for the project. The height of the tower is 270 feet plus the blade of 105 feet. The turbines at Varian are taller by 75 to 80 feet.

**Ms. Black** requested information regarding the noise of the turbines.

**Mr. Klineman** stated they have done a noise study that is being reviewed by City Council. The turbines are relatively quiet and spin at a lower rate. We found that the noise effect is largely limited to the industrial park. The neighbors will really not experience any sound. The turbines do not make sound unless the wind blows. The wind creates its own sound and offsets any sound from the wind turbines.

**Ms. Black** requested information regarding the issue of shadowing.

**Mr. Klineman** stated that a Shadow/Flicker assessment, done by Boreal, is limited to the industrial park and no residential areas are affected. As the sun rises and sets there can be some sun shining through the blades for a short period of time. He stated shadowing typically only happen a few hours per year. We can program the turbine to not operate during that time of year if needed.

**Mr. Cademartori** stated that they have filed for a special permit with City Council that is at Planning & Development and that certain aspects will be reviewed by an independent consultant. The reason they are before the Planning Board is because they watershed protection district. For this project, there is no need for additional review of drainage. Both will require building permits and the second turbine may require some grading improvements to that site. The erosion control plan has been addressed.

**Mr. Noonan** asked about the affects of sound to surrounding areas.

**Mr. Klineman** stated there is a turbine in Hull at the high school and there have been no complaints of health problems also there are turbines in Ipswich and in a parking lot in Medford with no issues.

**Motion: ?**

**1<sup>st</sup>: Henry McCarl**

**2<sup>nd</sup>: Marvin Kushner**

**Vote: Approved 5-0**

## **VI. OTHER BUSINESS**

### **A. Planner's Report**

**Mr. Cademartori** stated members of the board to attend next weeks City Council meeting because an ordinance amendment is up for the reconfiguration of the parking lot in front of the Gloucester House. It is the only action required at this point by the Council and has already been approved by Concom. A Chapter 91 amendment has been filed for an elevated section that is proposed on the I4C2 lot. A presentation was made to the Council by the designers. The way the orientations of the walk goes it results in the loss of 3 parking spaces. In initial stages of design there was a complimentary change to the St. Peter's parking lot. There was going to be a loss of 5 spaces. The traffic commission voted against that. There has been more outreach with the tenants of the two wharves to make sure there is no interruption of the marine industrial operations.

The other piece is there is physical improvement east of Roger St along the waterfront. The designers have also created an offshoot loop to take you up to the Cape Ann Museum, back through Main Street, and back to St. Peter's park. The designers took a simple approach to it. It is fairly natural.

**Ms. Gallagher** stated the CPC is very close to a final vote for recommendations for submitted projects. At the next Planning Board meeting I will report our recommendations.

## **VII. ADJOURNMENT**

**Motion: To Adjourn**

**1<sup>st</sup>: Henry McCarl**

**2<sup>nd</sup>:Karen Gallagher**

**Vote: Approved 5-0**

**VIII. NEXT MEETING**

*Next regular meeting of the Planning Board is Thursday September 1, 2011*

*Planning Board Members: If you are unable to attend the next meeting please contact the Planning Office at (978)281-9781.*