



CITY OF GLOUCESTER

PLANNING BOARD

MEETING MINUTES

Thursday October 20, 2011 at 7:00 PM

3rd Floor Conference Room, City Hall, 9 Dale Avenue, Gloucester

Richard Noonan, Chair

Members Present:

Richard Noonan, Chair

Mary Black, Vice Chair

Henry McCarl

Karen Gallagher

Marvin Kushner

Joseph Orlando

Staff:

Gregg Cademartori, Planning Director

Pauline Doody, Recording Clerk

I. BUSINESS

- A. Call to Order with a Quorum of the Planning Board
- B. Introduction of Planning Board Members and Staff
- C. Approval of Minutes of September 15, 2011

Corrections to minutes were reviewed by the board.

Motion: To accept the corrected minutes for September 15, 2011

1st: Marvin Kushner

2nd: Karen Gallagher

Vote: Approved 6-0

II. PUBLIC COMMENT - None

III. CONSENT AGENDA

A. ANR APPLICATIONS

- 1. **Alan J. Murtagh** to divide one lot into three at **647 Essex Avenue** (Assessors Map 237, Lot 44.)

Mr. Cademartori stated this application is currently being reviewed by the Conservation Commission. There is an existing home on one of the lots. The intention is to raise the garden shed that is dilapidated. The existing lot with the structure will maintain its access off Essex Ave and frontage from Essex Ave and the two newer lots will have access off Andrews's court. It connects back to Essex Ave.

- 2. **Motion: The subdivision control law does not apply for the application to divide one lot into three at 647 Essex Avenue (Assessors Map 237, Lot 44.)**

1st: Karen Gallagher

2nd: Henry McCarl

Vote: Approved 6-0

- 3. **James Theodore Harries** to divide one lot into two at **59 Folly Point Road** (Assessors Map 147, Lot 14).

Mr. Cademartori stated that this is an application to create a non buildable lot that will be conveyed to the adjoining property. They are trying to resolve past issues and create conformity for the new structure

- 4. **Motion: The subdivision control law does not apply for the application to divide one lot into two at 59 Folly Point Road (Assessors Map 147, Lot 14).**

1st: Mary Black
2nd: Joe Orlando
Vote: Approved 6-0

3. ***Carrigan Development, LLC*** to divide one lot into three at **125 Bray Street**(Assessors Map 242, Lot 43).

Mr. Cademartori stated this is a re-division. The ANR was approved last winter after a site visit was held to examine the frontage. At that time it was divided into 4 lots from the existing parent lot. Since that time there was contact with the applicant and Greenbelt and eventually made an appeal to the CPC and other funding sources to acquire a portion of the parent property. Mr. Cademartori reviewed plan with the board and stated that is confining it down to two lots

Ms. Gallagher stated the conveyance is being partially funded by CPA funds

Motion: The subdivision control law does not apply to the application for *Carrigan Development, LLC* to divide one lot into three at 125 Bray Street(Assessors Map 242, Lot 43).

1st: Henry McCarl
2nd: Karen Gallagher
Vote: Approved

B. SITE PLAN REVIEW

Gloucester Lyceum and Sawyer Free Library to construct a new parking lot at 2 Dale Avenue, 3 Mason Street, and 5 & 7 School Street (Assessors Map 29 Lots 69,64, 66 & 65).
(Continued to November 3, 2011)

Motion: To continue Gloucester Lyceum and Sawyer Free Library to construct a new parking lot at 2 Dale Avenue, 3 Mason Street, and 5 & 7 School Street (Assessors Map 29 Lots 69,64, 66 & 65) to November 3, 2011.

1st: Mary Black
2nd: Henry McCarl
Vote: Approved

IV. PUBLIC HEARING

Mr. Noonan opened the public hearing.

To consider amending the Zoning Ordinance by adding or amending the following proposed Ordinances: Gloucester Zoning Ordinance Sec. 1.5.3 be amended pursuant to MGL c40A §5 and Gloucester Zoning Ordinance Sec. 1.11 and 1.11.2(e) by

DELETING: in Sec. 1.5.3(a) references to “11 copies thereof”; and Sec.1.5.3(b) “five (5) full size sets and eleven (11) 11”x17” sets” and Sec. 1.5.3(c) “five(5) full size sets and eleven (11) 11”x17” sets of”; and

ADDING: “one original and one copy thereof provided that the applicant also provides the application and all required submissions in digital form. Digital submission is strongly preferred, otherwise eleven (11) copies 11”x17” (11x17 inches) and five (5) copies 2’x3’ (2x3 feet) must be provided”; and by

AMENDING Gloucester Zoning Ordinance “Appendix A -Rule 25: Rules of Procedure Special Permit Procedures” – Part I and Part II to be consistent with Sec. 1.5.3 as amended.

Mr. Cademartori stated it’s something that should be supported. In comparing ordinances from other communities, these changes are fairly standard. It is a cost savings to the city and the applicant. It does give the homeowner the options to file a paper copy.

Public Comment: None

Motion: To recommend that the City Council amend the Gloucester Zoning Ordinance with the proposed language as drafted.

1st: Joe Orlando
2nd: Karen Gallaher

Vote: Approved

V. OTHER BUSINESS

Chairman's Report

Mr. Noonan stated he has withdrawn from the City Council race.

Planner's Report

Mr. Cademartori informed the boards of upcoming applications as there have been requests for information on subdivisions coming into the office. He stated he has been coordinating with Mark Shank regarding the Watershed boundaries which requires a vote from the Board of Health and Planning Board. Seabreeze Estates on Atlantic St. will most likely come in with a preliminary submission. He stated the last item to report is that Magnolia Reach is likely to go to auction on November 8. There is no further update on Silva Court at this time.

Ms. Gallagher stated that the CPC has recommended using CPA funds for both the Greenbelt purchase of land and the library project previously discussed.

Mr. Cademartori stated that B&F has heard all the projects, but site visits have not been scheduled yet.

Ms. Gallagher stated that some of the projects may not warrant site visits.

Mr. McCarl stated that PIRC is moving ahead in pulling summaries together which will be an update of the current plan.

VI. ADJOURNMENT

Motion: To Adjourn

1st: Henry McCarl

2nd: Joe Orlando

Vote: Approved 6-0

VII. NEXT MEETING

Next regular meeting of the Planning Board is Thursday November 3, 2011

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