



CITY OF GLOUCESTER

PLANNING BOARD

MEETING AGENDA

Thursday December 15, 2011 at 7:00 PM

Kyrouz Auditorium, City Hall, 9 Dale Avenue, Gloucester

Richard Noonan, Chair

Members Present:

Richard Noonan, Chair

Mary Black, Vice Chair

Marvin Kushner

Joseph Orlando

Karen Gallagher

Henry McCarl

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 November 17, 2011

Motion: To approve the minutes of November 17, 2011

1st: Mary Black

2nd: Marvin Kushner

Vote: Approved 5-0 Joe Orlando abstained

II. PUBLIC COMMENT- None

III. CONSENT AGENDA

A. Request for Exemption Pursuant to Section 5.10 Watershed Protection Overlay District (WPOD) Sub-Section 5.10.3 Establishment and Definition of District.

Magnolia Company LP and How-Mag LLC request that the Planning Board find, based on review of information filed with the city, that the properties identified as Assessors Map 198 Lot 20, Map 199 Lots 13, 16 & 19 and Map 206 Lot 9 do not drain to the watershed of the Wallace Pond water supply and that the WPOD does not apply.

Mr. Cademartori stated he provided board with memo and over the course of several years; there has been a question of whether or not the watershed and the area tributaries to the Wallace Pond have been accurately depicted in the city records. In the 80's there were some studies performed by the applicant to try to make sure it was accurately depicted and there are records of what was filed at the time. Unfortunately what was adopted was something different than what was provided. There is a process in place, without having to amend the ordinance or maps, which would allow an applicant to engage the Board of Health, City Engineer, and the Planning Board without having to redefine or better define the watersheds to the surface water supply.

The applicant has submitted several data packages over the last few years. The city hired an independent reviewer, who subcontracted with a geologists and they submitted a letter on June 30 that stated they are satisfied with the data that was collected that the area in question are not tributaries to the Wallace Pond Reservoir. They do raise concerns about potential development associated with the parcels. The information was reviewed by the city engineer and in December the applicants appeared before the Board of Health and received a finding from the Board of Health stating the parcels identified are not tributaries to the Wallace Pond Reservoir and therefore the Watershed Protection Overlay District should not apply.

Brian Cassidy 265 Newbury Street Peabody

Mr. Cassidy stated that Mr. Cademartori has summarized the significant amount of work and time that has been put into this application.

Ms. Black stated the approvals are applicable to the land in its undeveloped state. If there are petitions filed to

develop the land then at that time the permits would be issued and they would make sure that the development doesn't change the course of what existed in its natural state.

Mr. Cademartori stated that was true and one of the important things is that it would include an onsite waste water solution which would require a review of a subdivision or special permit process along with the Board of Health or if the size was greater it require a groundwater discharge permit from the state

Ms. Black asked if there was any type of development that could be proposed like a single family homes built over a period of time that could impact the flow.

Mr. Cademartori stated he did not think so. Even in the extreme example in having a comprehensive permit for the site, these types of things would still be evaluated.

Mr. McCarl stated it would be helpful to have topo's to do this type of work.

Mr. Cademartori stated the city utilized two foot contours that were collected in 1957 or 1977. The topography has not changed. He explained the topography maps to the board. It is not a huge topographic change; it is a matter of the resolution of the original mapping exercises.

Motion: The properties identified as Assessors Map 198 Lot 20, Map 199 Lots 13, 16 & 19 and Map 206 Lot 9 do not drain to Wallace Pond Reservoir The water plan overlay district does not apply

1st: Henry McCarl

2nd: Marvin Kushner

Vote: Approved 6-0

IV. OTHER BUSINESS

Chairman's Report

Planner's Report

Mr. Cademartori stated that he planning board next year schedule will be similar to the past year. A discussion at the next Planning Board meeting is whether or not we attempt to have a meeting with the new council president. Another idea is to try to combine meetings when appropriate. It would be beneficial to the board, to the city, and to the applicants. The public gets tired going to multiple meetings and this would help to cut down on so many meetings that have to be attended.

On Tuesday night at City Council they authorized the Mayor to enter into a power purchase agreement with Equity Industrial Partners, the owners of the Gloucester Engineering site for the purchase of all of the city energy from two new wind turbines.

Mr. McCarl stated that he was heavily involved with emergency planning for the community. He asked if emergency preparation falls under the board purview.

Mr. Cademartori stated that within the last couple of years a multi hazard mitigation plan has been in development. There is a group in Lanesville call LEAP that have developed their own emergency plan for the area. There is also some consideration of the jurisdiction of the 1st responders. They have been working with my department and the GIS department.

Mr. McCarl stated he mentions this because transportation planning is part of our job. It is something that we need to give some consideration to. PIRC did meet last week and are reviewing the existing plan and are updating the existing information.

V. ADJOURNMENT

VI.

Motion: To adjourn

1st: Mary Black

2nd: Marvin Kushner

VII. NEXT MEETING

Next regular meeting of the Planning Board is Thursday January 5, 2012

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