



City of Gloucester City Council

CITY HALL • GLOUCESTER • MASSACHUSETTS • 01930
Telephone 508-281-9722 Fax 508-281-8472

CITY COUNCIL STANDING COMMITTEE
Planning & Development
April 7, 2010
1st Fl. Council Conference Room – 6:30 p.m.
9 Dale Avenue – City Hall

AGENDA

1. *Unfinished Business*

- A) SCP2010-001: 79-99 Essex Avenue, Section 2.3.1(12) Hotel, motel motor inn under 30 guest units, Section 5.7 Major Projects, Section 3.1.6(b) height excess 35 feet, Section 5.5 Lowlands, Section 3.2.6 lot area per two guests (Continued from 03/24/2010)
- B) COM2010-009: Planning Board re: Under Zoning Ordinance Sec. 1.11, Initiation of Zoning Amendments to the GZO Sections 2.3.6 Other Principal Uses and Section 5.22 Commercial Land-based Wind Energy Conversion Facilities in large-lot, low-density residential zoning districts (R-80, R-40, and R-30)
- C) COM2010-011: Second Extension of Special Council Permit 2006-15 201, 205 and 233 Main Street (a.k.a. Main Street Plaza) (Continued from 03/24/2010)
- D) "Friendly eminent domain taking" of parcel known as I4-C2 and Loan Authorization
- E) SCP2010-003: 5 Reef Knot Way, Section 5.5, R-10

2. *CC2010-016 (Verga) Request filed with City Clerk's Office on March 19, 2010 re: Lot on corner of Concord Street and Rt. 128*

3. *CC2010-019 (Hardy/Verga) Process of shifting appropriate private streets onto the public street ledger and to establish process, et. al.*

4. *CC2010-020 (Hardy/Theken/Ciolino/Verga/Mulcahey/Curcuru/McGeary) Scheduling of a joint meeting of City Departments and utility companies (or their agents) regarding a plan or policy on the removal of double poles throughout the City*

3. *Other Business*

COMMITTEE

Councilor Joseph Ciolino, Chair
Councilor Robert Whynott, Vice Chair
Councilor Greg Verga

Committee members – Please bring relevant documentation

Back-up and Supporting Documentation all on file at the City Clerk's Office, City Hall

CC: Mayor Kirk
Jim Duggan
Suzanne Egan
Greg Cademartori
Sarah Garcia
Barry E. Garvin
Adam Costa

10 APR - 1 AM 11:16

CITY CLERK
GLOUCESTER, MA

PLANNING & DEVELOPMENT COMMITTEE

Wednesday, March 24, 2010

AGENDA ITEMS

DOCUMENTATION PREVIOUSLY ON FILE AS FOLLOWS:

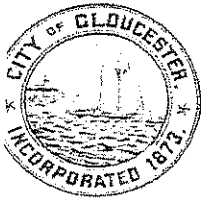
I. Unfinished Business:

A) SCP2010-001: 79-99 Essex Avenue, Section 2.3.1(12) Hotel, motel motor inn under 30 guest units, Section 5.7 Major Projects, Section 3.1.6(b) height excess 35 feet, Section 5.5 Lowlands, Section 3.2.6 lot area per two guests

C) COM2010-011: Second Extension of Special Council Permit 2006-15 201, 205 and 233 Main Street (a.k.a. Main Street Plaza)

D) "Friendly eminent domain taking" of parcel known as I4-C2 and Loan Authorization Found on City website and on file at the City Clerk's office

E) SCP2010-003: Reef Knot Way, Section 5.5, R-10



GLOUCESTER CITY COUNCIL 2010
COMMUNICATION

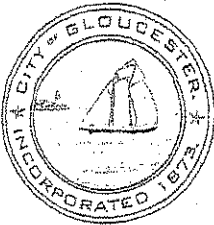
RECEIVED: 02/11/2010

NUMBER: COM-009

NUMBER OF PAGES: 2

SUBJECT: Planning Board re: Under Zoning Ordinance Sec. 1.11,
Initiation of Zoning Amendments to the GZO Sections 2.3.6 Other
Principal uses and Section 5.22 commercial Land-based Wind
Energy Conversion Facilities in large-lot, low-density residential
zoning districts (R80, R40, and R30)

ACTION: P&D



CITY OF GLOUCESTER
PLANNING BOARD

3 Pond Road, Gloucester, MA 01930

Tel 978-281-9781

Fax 978-281-9779

Memorandum

Date: February 9, 2010

To: City Clerk

From: Planning Board *[Signature]*

Re: Initiation of Zoning Amendments to the Gloucester Zoning Ordinance (GZO)
Sections 2.3.6 Other Principal Uses and Section 5.22 Commercial Land-based Wind
Energy Conversion Facilities, to permit commercial scale Wind Energy Conversion
Facilities in large-lot, low-density residential zoning districts (R-80, R-40, and R-30).

In the context of a pending Massachusetts Senate proposed amendment known as MGL Chapter 40T Wind Energy Permitting, the Green Communities Act inclusion of criteria for As-of-Right Zoning for Renewable Energy Projects and As-of-Right permitting of Renewable Energy Manufacturing and Research Facilities, and land-owner interest in considering alternative land uses in residential districts; the Planning Board initiates consideration of the following proposed zoning amendments which would provide for the allowance of commercial-scale wind energy conversion facilities (wind turbines) in the R-80, R-40 and R-30 Residential Districts by City Council Special Permit. Aside from the need to follow all of the siting requirements and special permit criteria contained in Section 5.22, projects may only be considered if they are proposed on lots greater than 12.5 acres in size in the outlined districts and if they can provide setbacks from existing residential uses equal to the height of proposed turbines. It is believed that this will provide a sensitive means of review and maintain local control over permitting of this potential land use.

At a regularly scheduled meeting on February 4, 2010, in accordance with Section 1.11.2 of the Gloucester Zoning Ordinance the Planning Board voted unanimously (5-0) to initiate amending the Zoning Ordinance by submission of the following proposed amendments to the City Council.

10 FEB 11 PM 3:06
CITY CLERK
GLOUCESTER, MA

2.3.6 Other Principal Uses (by adding use numbers 8, 9, & 10)

#8 Commercial land-based wind energy conversion facilities (See Section 5.22)

R-80	R-40	RC-40	R-30	R-20	R-10	R-5	CCD	CB	VB	NB	EB	MI	GI	BP
CCS	CCS	N	CCS	N	N	N	N	N	N	N	N	N	N	N

#9 Commercial land-based wind energy conversion facilities on city-owned land (See Section 5.22)

R-80	R-40	RC-40	R-30	R-20	R-10	R-5	CCD	CB	VB	NB	EB	MI	GI	BP
CCS	CCS	CCS	CCS	CCS	CCS	CCS	N	N	N	N	N	N	CCS	N

#10 Temporary monitoring tower for use numbers 8 & 9 above (See Section 5.22)

R-80	R-40	RC-40	R-30	R-20	R-10	R-5	CCD	CB	VB	NB	EB	MI	GI	BP
Y	Y	Y	Y	Y	Y	Y	N	N	N	N	N	N	Y	N

5.22.3 Applicability (by adding the following paragraph at the beginning of existing 5.22.3(a) and amending 5.22.3 (b) with text in bold)

(a) The construction of a commercial wind energy conversion facility shall be permitted in the R-80, R-40, and R-30 zoning districts and on municipally owned property, subject to the issuance of a Special Permit by the City Council and provided that the use complies with all requirements set forth in this section of the zoning ordinance (see Section II, 2.3.6, Other Principal Uses Numbers 8 & 9).

The construction of ~~a~~-an accessory commercial wind energy conversion facility shall be permitted in the MI, GI and BP zoning districts and on municipally owned property, subject to the issuance of a Special Permit by the City Council and provided that the use complies with all requirements set forth in this section of the zoning ordinance (see Section II, 2.3.7, Accessory Use Number 15)

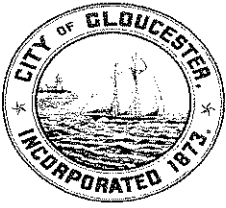
(b) Wind monitoring or meteorological towers shall be allowed by-right on a temporary basis, in the MI, GI, BP, R-80, R-40, and R-30 districts and on municipally owned land subject to the issuance of a building permit (see Section II, 2.3.6, Other Principal Uses Number 10 ; Section II, 2.3.7 Accessory Use Number 17).

5.22.6 Special Permit Regulations (by inserting new 5.22.6 (b)iii) and renumbering existing iii and iv to iv and v, accordingly)

(b) Setbacks

2. In addition the following setbacks shall be observed:

iii) In the R-80, R40, and R-30 residential districts, the minimum lots size for a wind energy conversion facility shall be 12.5 acres, and the minimum lot frontage shall be 100 feet. The minimum distance of a proposed turbine to any existing residential dwelling shall be equal to the height of the wind turbine to the tip of its rotor blade at its highest point.



**CITY OF GLOUCESTER 2010
CITY COUNCIL ORDER**

ORDER: #CC2010-016
COUNCILLOR: Greg Verga

DATE RECEIVED BY COUNCIL: 03/30/2010
REFERRED TO: Planning Board & P&D
FOR COUNCIL VOTE:

Ordered that the request filed with the City Clerk's Office on March 19, 2010, signed by 31 residents (first signature being that of Kathleen Hurlburt, 6 Causeway Street) which states:

"We, the undersigned, ask that the lot on the corner of Concord Street and Rt. 128 be rezoned back to Residential 2(R2) and General Industrial (GI) agreed upon in the Memorandum of Agreement between DeMoulas Super Market and the City of Gloucester dated January 3, 2007."

be referred to the Planning Board and Planning and Development for further action.

Councillor Greg Verga



CITY OF GLOUCESTER 2010 CITY COUNCIL ORDER

ORDER: #CC2010-019
COUNCILLOR: Jackie Hardy/Greg Verga

DATE RECEIVED BY COUNCIL: 03/30/2010
REFERRED TO: P&D
FOR COUNCIL VOTE:

Ordered that the City Council, through its Planning and Development Standing Committee begin the process of shifting appropriate private streets onto the public street ledger and to establish the process, application forms, criteria etc. by working in conjunction with the DPW Director, City Engineer, and appropriate City departments according to City and State regulations so as to facilitate a wider base of public streets to recover more Chapter 90 monies for the City. Further that the Planning and Development Department report back to the council on a quarterly basis to the full council as to the ongoing status of this undertaking.

Jackie Hardy
Council President

Greg Verga
City Councillor, Ward 5



CITY OF GLOUCESTER 2010 CITY COUNCIL ORDER

ORDER: #CC2010-020
COUNCILLOR: Hardy/Ciolino/Verga/Mulcahey

DATE RECEIVED BY COUNCIL: 03/30/2010
REFERRED TO: P&D
FOR COUNCIL VOTE:

Ordered that the City Council, through it's Planning and Development Standing Committee, schedule a joint meeting with the Inspector of Buildings, Electrical Inspector, DPW Director and any other related City Department, as well as with National Grid, Verizon, Cable TV and any other utility companies (or their agents) that have overhead wires, cables and or underground conduits running to or from utility poles throughout the City of Gloucester in an effort to devise and commit to a plan and or a policy by which the utility companies will begin the **removal of double poles** throughout the City of Gloucester.

Further that Planning and Development report back to the full City Council quarterly as to the progress of said removals.

Council President
Jacqueline Hardy
Councillor, Ward 4

Council Vice President
Sefatia Theken
Councillor At Large

Joseph Ciolino,
Councillor at Large

Greg Verga,
Councillor, Ward 5

Ann Mulcahey
Councillor, Ward 2

Steve Curcuru
Councillor, Ward 3

Paul McGeary
Councillor, Ward 1