



**CITY OF GLOUCESTER  
PLANNING BOARD  
MEETING AGENDA  
September 20, 2012  
7:00 P.M.**

**Kyrouz Auditorium, City Hall, 9 Dale Avenue, Gloucester  
Richard Noonan, Chair**

**I. BUSINESS**

- A. Call to Order with a Quorum of the Planning Board
- B. Introduction of Planning Board Members and Staff
- C. Review of Planning Board Minutes of August 20, 2012

**II. PUBLIC COMMENT**

**III. JOINT MEETING WITH CITY COUNCIL PLANNING AND  
DEVELOPMENT STANDING COMMITTEE**

In accordance with Sections 5.7.5, 5.8 and 5.26 of the Gloucester Zoning Ordinance, the Planning Board to review the City Council Special Permit under the provisions of Major Project and Site Plan Review submitted by Beauport Gloucester, LLC for a hotel development at **47-61 Commercial Street** (Assessors Map 1, Lot 33).

**IV. CONSENT AGENDA**

**ANR Applications**

- 1. J. William Codinha to re-divide two lots at **9 & 11 Old Salem Road** (Assessor's Map 215 Lots 19 & 20) into three building lots.
- 2. Farm Creek Holdings to re-divide three lots in to five building lots at **91-103 Coles Island Road** (Assessor's Map 253 Lots 23, 24 and Map 258 Lot 13).

**V. PUBLIC HEARINGS**

In accordance with MGL Chapter 40A, Section 9, and City of Gloucester Zoning Ordinance, Sections 1.8.3 and 5.21, Planning Board will hold a public hearing to consider the application Farm Creek Holdings for a Common Driveway Special Permit at **91-103 Coles Island Road** (Assessors Map 253 Lot 23 & 24, and Assessors Map 158 Lot 13).

In accordance with the provisions of MGL Chapter 40A, Section 5, and the Gloucester Zoning Ordinance, Section 1.11, the Planning Board will hold a public hearing to consider the following petition to amend the Zoning Ordinance as follows: Amend the Gloucester Zoning Ordinance Section 3.1.8 by deleting the existing definition of **Lot Frontage** and replacing it with the following:

**Lot Frontage:** That portion of a lot fronting upon and having access to a street or public way. Except as authorized by the Planning Board pursuant to Section 5.20, compliance with the lot frontage requirement shall be determined by measuring the shortest distance, on a line parallel with the frontage street or way, within that portion of a lot between the frontage street or way and the principle building. Unless authorized by variance from the Board of Appeals, access to a lot must be over its frontage.

**VI. PRELIMINARY SUBDIVISION REVIEW**

In accordance with MGL Chapter 41 Section 81-S and the Planning Board's Rules and Regulations Governing the Subdivision of Land in Gloucester, the Planning Board shall review a Preliminary Subdivision Plan for the land located at **41 Whittemore Street** (Assessors Map 21 Lot 7) submitted by The McNiff Company, LLC.

**VII. Other Business**

1. Planner's Report
2. CPA update
3. Announcements

**VIII. ADJOURNMENT**

**IX. NEXT MEETING**

*Next regular meeting of the Planning Board October 4, 2012*

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