



CITY OF GLOUCESTER

PLANNING BOARD

MEETING MINUTES

June 6, 2013 - 7:00 P.M.

Kyrouz Auditorium, City Hall, 9 Dale Avenue, Gloucester

Richard Noonan, Chair

Members Present: Rick Noonan, Chair, Mary Black, Vice Chair, Marvin Kushner, Linda Charpentier, Henry McCarl, Karen Gallagher, Joe Orlando

Staff Present: 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 Planning Board Minutes of May 2, 2013

Motion: To approve the May 2, 2013 minutes.

1st: Henry McCarl

2nd: Linda Charpentier

Vote: Approved 6-0 with Ms. Gallagher abstaining

II. PUBLIC COMMENT - None

III. CONSENT AGENDA

Planning Board to consider the Approval Not Required Plan submitted by Peter Bent at 2R Cambridge Avenue (Assessors Map 119, Lot 53).

Mr. Cademartori informed the board that 2R Cambridge Ave is an existing private way and has been inspected for adequacy of width and construction. The units will be served by public water and step sewer. No additional lots will be served by it.

Motion: The subdivision control law does not apply to the division at 2R Cambridge Avenue (Assessors Map 119, Lot 53).

1st: Karen Gallagher

2nd: Linda Charpentier

Vote: Approved 7-0

Planning Board to consider Approval Not Required Plan submitted by EIP Dory Road LLC at 11 Dory Road (Assessors Map 262, Lot 16).

Presenter: Dan Campbell, Level Design Group

Mr. Campbell explained to the board that it is a subdivision of the existing Gloucester Engineering building and the abutting remaining land. There are no plans for construction at this time. The property has been refinanced.

Mr. Cademartori informed the board that the property has several hundred feet of frontage and a wetland in the corner. Access could be achieved with additional permitting. A portion of the property is in the watershed district to the Babson Water Supply. Because the special permits were issued for the wind turbines were on the one property, it could cause the need for a clarification of the special permits as they run with the land. Both lots do comply.

Motion: The subdivision control law does not apply to the division of EIP Dory Road LLC at 11 Dory Road (Assessors Map 262, Lot 16).

1st: Marvin Kushner

2nd: Joe Orlando

Vote: Approved 7-0

IV. PUBLIC HEARINGS

In accordance with the provisions of MGL Chapter 40A, Section 5, and the Gloucester Zoning Ordinance, Section 1.11, the Gloucester Planning Board will hold a public hearing to consider the following petition to amend to the Zoning Ordinance as follows:

Amend the Gloucester Zoning Ordinance by Adding a new section 5.27 “*Temporary Moratorium on Medical Marijuana Treatment Centers*”.

Mr. Cademartori explained to the board that back in 2012 there was a council order to submit a request to the Planning Board to review on an informal basis to regulate future facilities under the zoning ordinance. A draft was done. The Department of Public Health were developing rules and regulations, but it was delayed in getting to the City Council to initiate the moratorium. It has been pushed forward by the City Council to amend the ordinance with the same draft produced by the Planning Board. The Department of Public Health has since completed its rules and regulations. After the moratorium is put in place, work will continue with the city’s solicitor and health department to see how if facilities will need to be regulated or not. No one can apply at this time until it is in the zoning ordinance as an allowed use. There is a sunset clause of December 31, 2031.

Ms. Gallagher asked if another ordinance will be prepared to take its place after the sunset clause ends.

Mr. Cademartori stated that the intentions to put in a date certain that an ordinance was in existence was to ensure the issue is addressed. There will be many informational sessions that will be occurring over the next few months.

Ms. Gallagher asked Mr. Cademartori if the sunset date of December 31, 2013 is an adequate amount of time to gather information.

Mr. Cademartori stated yes, explaining that process would be required to be initiated before that date and the draft ordinance would be the ordinance in effect. The health and legal departments are ready to start now that regulations have been promulgated from the state. This additional provision of the council will revisit the matter within 30 days of the affected date.

Public comment: None

Public hearing closed

Motion: To recommend to city council adopt the proposed amendment, section 5.27, Medical Marijuana treatment Centers Moratorium as drafted.

1st: Mary Black

2nd: Henry McCarl

Vote: Approved 7-0

Amend the Gloucester Zoning Ordinance by Adding a new definition of “*Medical Marijuana Treatment Centers*” in Sec. VI, “Definitions.”

Motion: To recommend to city council adopt the proposed definition as drafted

1st: Karen Gallagher

2nd: Linda Charpentier

Vote: Approved 7-0

V. Other Business

1. Decision to Adopt 215 Magnolia Avenue Common Driveway (Assessors Map 207, Lot 17)

Mr. Cademartori drafted a common driveway special permit for endorsement. It has standard conditions.

Motion: To adopt the decision for 215 Magnolia Avenue Common Driveway (Assessors Map 207, Lot 17)

1st: Mary Black

2nd: Marvin Kushner

Vote: Approved 7-0

2. Endorsement of Dornell Road Subdivision Plan

Mr. Cademartori at close of the public hearing for the subdivision of Dornell road there were additional amendments that were required in the decision. The decision has been filed with the city clerk. There was no appeal.

Motion: To endorse the Dornell Road Subdivision Plan

1st: Joe Orlando

2nd: Henry McCarl

Vote: Approved 7-0

3. CPA Update

Ms. Gallagher reported the CPC is still deliberating the projects before them. There is a special meeting next Tuesday.

4. Harbor Planning Update

Mr. Noonan informed the board that the last meeting was 3 weeks ago. A consultant was hired to help focus efforts of the Harbor Planning committee. It is a long and complicated process with not a lot of room for opportunity in the DPA. A meeting held at the library CZM gave a DPA review to see what is what. There are specific rules that must be followed. The intent is to ask the question about the review process and be done with the questions.

Monday of next week, the City of Gloucester is hosting a sailboat competition for engineering students. They are for robotic autonomous sailboats. It is a 3 day event held at Pavilion Beach.

5. Planning Staff Update

Mr. Cademartori stated an Assistant Planner has been hired and more information will be provided at the next meeting. The first efforts over the summer will be to revisit downtown issues i.e., access issues, pedestrian issues.

VI. ADJOURNMENT

Motion: To adjourn

VII. NEXT MEETING

Next regular meeting of the Planning Board June 20, 2013

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