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GLOUCESTER, MA

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April 28, 2009

Bruce Tobey, President
City Council
City Hall
9 Dale Avenue
Gloucester, MA 01930

RE: modification of Gloucester Crossing Special Permit

Dear Mr. President:

Enclosed please find an amendment to the request for a modification of the Gloucester Crossing Special Permit, filed on April 16, 2009. The amendment to the modification requests a Special Council Permit under Section 3.1.6(b) for a height exception under Section 3.2.4(footnote c) for building height.

Special Condition 4 of the Gloucester Crossing Shopping Center Special Council Decision delineates changes that constitute a substantial modification to the Special Permit, necessitating the more formal process established for a modification. One of those items is:

Changes to the buildings or grading that increase a building's height beyond that shown on the record documents and beyond that shown on the final approved plans.

Building A is the future home of the Market Basket supermarket. The developer of the site, Sam Park & Company LLC, proposes to exceed the 30 feet maximum height by adding a clock tower detail to provide architectural interest to what is now a relatively long flat roof. The height of the clock tower at its peak is 45 feet. Consequently a Special City Council Permit for a height exception is requested and made a part of the request for modification.

Very truly yours,


Michele Holovak Harrison

MHH/jes
Enclosure

cc: Sam Park & Company, LLC
RMD, Inc.
Gregg Cademartori, Planning Director
William A. Sanborn, Building Inspector

4. Nature of relief requested:

The Gloucester Zoning Ordinance Section 3.2.4 establishes a maximum building height of 30 feet, allowing an increase by special permit pursuant to Section 3.1.6 of the Ordinance. The applicant seeks an increase for a portion of the building to 45' (15 foot height exception).

Detailed explanation of request:

Building A is the anchor store in the Gloucester Crossing Shopping Center and will house the Market Basket supermarket. As the developer of the site, Sam Park & Company, LLC proposes to exceed the 30 feet maximum height by adding a clock tower detail to provide architectural interest and detail. The clock tower will have a maximum height of 45 feet.

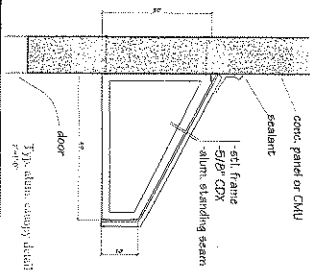
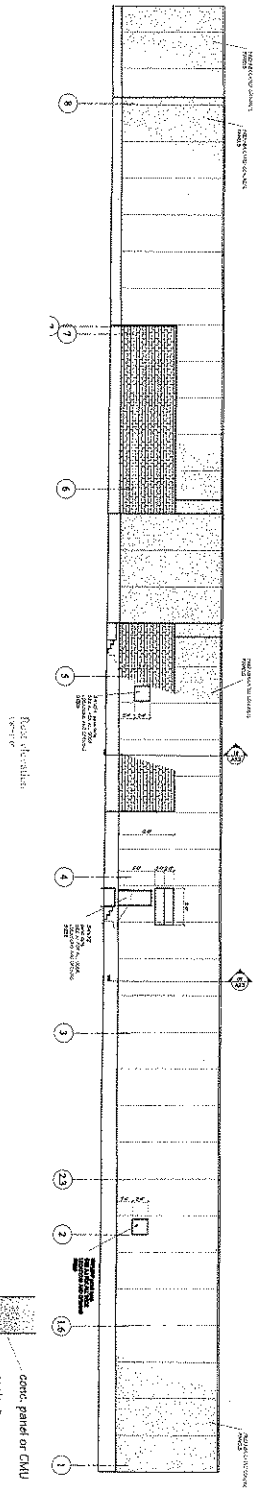
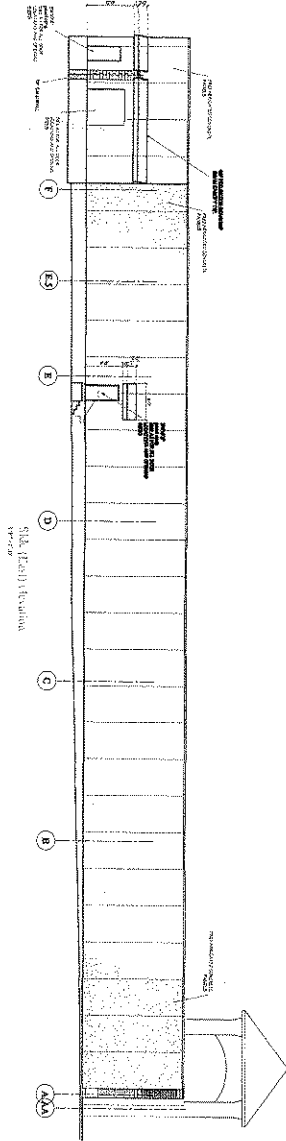
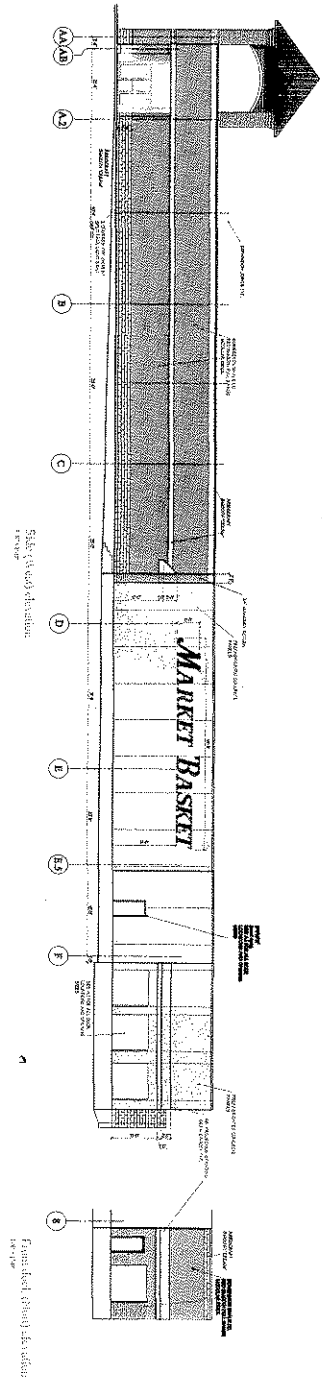
Evidence to support grant of special permit:

Because of reasons set forth below, the special permit requested will be in harmony with the intent and purpose of the Zoning Ordinance/By-law:

The special exception for the greater building height is reasonable as it is not substantially detrimental to the neighborhood because of view obstruction, overshadowing, utilities consideration or other adverse neighborhood impacts.

Because of reasons set forth below, the special permit requested will meet the additional requirements of the Zoning Ordinance/By-law as follows:

Section 3.2.4(footnote c) allows the City Council to grant a Special Council Permit for a greater building height above 30 feet in cases where such an increase is consistent with neighborhood character and deemed not to be substantially detrimental to the neighborhood because of view obstruction, overshadowing, utilities consideration, or other adverse neighborhood impacts. The allowed height of Building A is 30 feet. The design height for the proposed architectural feature is 45 feet. The tower which will house a clock provides interest to an otherwise flat roof. The proposed increase affects only a distance of 16 feet and a height increase in that area of 15 feet. The design includes open area and is consistent with the corporate image for the Market Basket store. The feature is consistent with the design of the Gloucester Crossing shopping center and the commercial and highway aspects of this area adjacent to Route 128. The proposed increase will not be substantially detrimental to the neighborhood as the feature will not cause obstruction of any neighboring views nor will it overshadow neighboring properties or buildings. The clock tower will not interfere with any utilities.



A3.1

Building elevations

NO.	REVISION	DATE	BY	CHKD.

STORE LOCATION:
MARKET BASKET # 61
 Gloucester, MA
 Blackburn Circle, Gloucester, MA

R.M.D., INC.
 RETAIL MANAGEMENT & DEVELOPMENT, INC.
 85 EAST WILSON STREET, WASHINGTON, VA 22192