



CITY OF GLOUCESTER PLANNING BOARD

MEETING AGENDA

July 18, 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, Henry McCarl, Karen Gallagher, Linda Charpentier, Joe Orlando

Staff: Gregg Cademartori, Planning Director

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 June 20, 2013

Motion: To approve the June 20, 2013 minutes.

1st: Karen Gallagher

2nd: Linda Charpentier

Vote: Approved 7-0

II. PUBLIC COMMENT

None.

III. CONSENT AGENDA

Approval Not Required Plans

Planning Board to consider the Approval Not Required Plan submitted by John & Lisa DelTorchio and Mark & Shelly Gossom at **9, 9A and 11 Ferry Street** (Assessors Map 92, Lots 101, 114, & 115).

Attorney Michael Faherty representing Mark & Shelly Gossom provided a brief history of prior ANR applications at the locus that has led to litigation between the parties. At this point it is the will of the applicants, both abutters to the exiting private way shown on the plan, to reduce the width to a compliant 25' right of way that would not affect the frontage of lots on the way. A small portion of the right-of-way would be added to the land of Gossom. The Gossom lots would also be reconfigure rendering the rear lot unbuildable at this time.

Mr. Cademartori believed that a division on this way was first presented to the Board at the first meeting he attend as planning director more than seven years ago. He indicated that he had reviewed the plan and hopes that this plan will resolve this long standing litigation.

Motion: The subdivision control law does not apply to the division at 9, 9A and 11 Ferry Street (Assessors Map 92, Lots 101, 114 & 115).

1st: Linda Charpentier

2nd: Marvin Kushner

Vote: Approved 7-0

Planning Board to consider Approval Not Required Plan submitted by Michael J. Faherty at **10 & 12 Lupine Lane** (Assessors Map 108, Lots 27 & 28).

Attorney Michael Faherty representing the project indicated there is a simple desire to reconfigure the front yard of one of the properties in the subdivision that continues to be built out. The re-division of the properties would not affect the require frontage, access or lot area for the zoning district.

Motion: The subdivision control law does not apply to the division at 10 & 12 Lupine Lane (Assessors Map 108, Lots 27 & 28)

1st: Karen Gallagher

2nd: Linda Charpentier

Vote: Approved 7-0

Site Plan Reviews

In accordance with Section 5.8 of the Gloucester Zoning Ordinance, the Planning Board to review the Site Plan Review Application submitted by Beauport Gloucester, LLC for a hotel development at **47-61 Commercial Street** (Assessors Map 1, Lot 33).

Mr. Cademartori indicated that since the last time this application was before the Board there were remaining staff and consultant recommendations to be incorporated into a revised plan set. Revisions included recommendations of the Fire Department, parking layout and stormwater design elements. BETA Group had furnished a final report and the Board outlined certain recommendations to the City Council associated with the Major Project review. The project received all required special permits and an Order of Conditions from the Conservation Commission, and a comprehensive revised plan set has been filed. If it is the will of the Board it may make *motion and finding that the guidelines of Section 5.8 Site Plan Review A through L have been satisfied and to approve the following plans:*

“Plans to Accompany Permit Applications for Beauport Gloucester Hotel, Commercial Street, Gloucester, Massachusetts” dated 2/26/13; stamped by: Todd Morey, Beals Associates, Inc., Charlestown, MA

And

“Beauport Gloucester Hotel, Special Permit Issue”, with revisions through 2/27/2013 prepared by CWDG, Boston, MA.

With a standard condition that the project shall be built in accordance with the approved plan. Any material deviation from the approved plans shall require authorization prior to construction.

Motion: As stated approving the Site Plan for Beauport Gloucester at 47-61 Commercial Street (Assessors Map 1, Lot 33).

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 hearings to consider the following petition to amend to the Zoning Ordinance as follows:

- a) Amend the Gloucester Zoning Ordinance by repealing Section 5.5.4 of Section 5.5 Lowland Requirements.

Mr. Cademartori referred to a memorandum provided to the Board outline the proposal by the City Council to repeal Section 5.5.4 of the Lowland Requirements with the belief that the permit issued by the Council in many respects in an extra step in the process for coastal projects. Staff agrees that since the enactment of the Lowland Requirement ordinance the regulations of other jurisdictions that review these projects have been standardized and are more stringent and specific than what is contained in the ordinance. It was also pointed out that if this section alone is repealed the remaining sections would no longer function as intended and contain outdated references. Staff has inquired as to whether the Council's wish may have been to repeal the entire section and would hope to have that answer in advance of the next meeting of the Board.

Motion: To continue the public hearing to August 15.

1st: Marvin Kushner

2nd: Henry McCarl

Vote: Approved 7-0

- b) Amend the Gloucester Zoning Ordinance by adding a definition to Section VI "Self- Storage Service Facility." And by adding to Section 2.3.5 Industrial Uses #8 Self-Storage Service Facility to be permitted in the EB, MI, GI and BP Zoning Districts, subject to the following footnote (4) With the exception of the MI District, no self-storage service facility may be permitted on land with an elevation less than 12 relative to the North Atlantic Vertical Datum (NAVD).

Mr. Cademartori staff was asked by members of the Planning and Development Committee to assist with the development of an ordinance to regulate self-service storage facilities on flood prone areas. The draft that was advanced is the product of those discussions. Mr. Cademartori felt it was important to note that the proposed ordinance would not have any impact on existing self-service storage facilities. It was also noted that the proposal contains a reference to a flood elevation. The community has been notified that the Federal Emergency Management Agency will be updated the flood maps for Gloucester in the next year or so. Considering the ordinance is proposed to make such a reference, it was suggested that additional analysis be performed to ensure it is as accurate as possible and reflects the proposed changes.

Motion: To continue the public hearing to August 15.

1st: Mary Black

2nd: Linda Charpentier

Vote: Approved 7-0

V. Other Business

None discussed.

VI. ADJOURNMENT

Motion: To adjourn.

1st: Henry McCarl

2nd: Marvin Kushner

Vote: Approved 7-0

VII. NEXT MEETING

Next regular meeting of the Planning Board August 15, 2013