



CITY OF GLOUCESTER
PLANNING BOARD
MEETING MINUTES
Thursday June 3, 2010 at 7PM
Kyrouz Auditorium, City Hall, 9 Dale Avenue
Rick Noonan, Chair

Members Present

Rick Noonan, Chair
Mary Black, Co-Chair
Karen Gallagher
Marvin Kushner
Henry McCarl

Staff

Gregg Cademartori, Planning Director
Pauline Doody, Scribe

I. BUSINESS

- A. Call to Order with a Quorum of the Planning Board
- B. Introduction of Planning Board Members and Staff

II. APPROVAL OF MINUTES

- A. Meeting of May 6, 2010 – continued to June 17, 2010
- B. Meeting of May 20, 2010 – continued to June 17, 2010

III. PUBLIC COMMENT

None.

IV. CONSENT AGENDA

A. Site Plan Review

- Stahlman Group Inc. on Behalf of Bearcat Realty Trust to develop a new industrial manufactory at 54 Great Republic Drive (Assessors Map 263, Lot 65

Mr. Cademartori reviewed the project with the Bard. It was properly filed and is a complete application and supporting information was provided including a compliant lighting plan and drainage analysis. The plan set was forwarded to city staff, it has received approval from the EDIC and it appears to be compliant with all zoning setbacks. Future expansion area of the building has also been identified. Much of the site contains boulders and steep slopes, and this has been avoided in the development plan. The only issue outstanding is the drainage standards that need to be met. The Engineering Department is conducting its review; however, initial comment is that the design will not comply with the standards. A preliminary plan was submitted several months back and the applicant was direct that onsite drainage approach would be needed. A comprehensive analysis of the road drainage system and an interconnection was provided.

Attorney David Ankley, 246 Andover Street representing Pete Spinney Bearcat Realty Trust.

Mr. Ankley stated that they did revisions within the industrial park as it pertains to drainage based on the information received. They believe they can construct what is needed. We are willing to work with the city engineers if needed.

Chris Ciocci, Stalman Group, Concord NH

Mr. Ciocci reviewed his findings regarding the storm drainage with the Board stating that what they found was inconsistent with what Weston & Sampson had done. The piping line on the street side does not match. There are two sites to distribute the storm water. The pond can handle a 100- year storm event, but the pipes in the street cannot accommodate that water. They will not hydraulically work. We have done our drainage to accommodate a 100-year storm and to fit the pipes. There is a huge swing with what the site has to do. It is a conflict of what was done

Mr. Cademartori asked in a 100- year storm event it will surcharge and would that basin have the capacity to handle it?

Mr Ciocci stated it would fill up and start to back up and then it will surcharge to other areas for drainage. The pond will work very well.

Mr. Cademartori stated that he was not sure what to do in this situation. There are city standards and maybe they have changed significantly since those initial covenants. We are looking to maximize the infiltration on site. I am not sure what the EDIC contemplated.

Mr. Ciocci stated that they have to get calculations from Weston & Sampson to see what we were doing. Whether we were surcharging it or dumping into the system. Our system works. There is a disconnect between the two bodies. A 100- year storm event going into 12” pipe is different than a 2- year storm event in the street. What we can do is to grade it to go into pond. A 100- year storm event generates 6.7 inches of rain in 24 hours, a 2- year storm event produces 3.3 inches in 24 hours, and a 10- year storm event produces 4.9 inches in 24 hours.

Mr. Noonan asked if any discussion has been had in how the disconnect happened and Mr. Ciocci stated no as of yet.

Mr. Ankley addressed the Board stating that the history of the site original reason for establishing the trust was to administer maintenance. What may have happened is that the original order of conditions and was concerned more with sites that abutted the wetland areas. The concentration was more with implementation of the order of conditions and looked at the lots in a more benign way. One of the solutions is to continue the work and mitigate and decrease the impact of a 100- year storm. We may not meet all of the requirements, but there is enough room here on site to do some mitigation. There are different ways to deal with some of these problems with out impact the building and Mr. Spinney.

Mr. McCarl asked if the runoff is down the hill to catch basin and retention pond.

Mr. Ciocci stated it was; that one pond is for FW Webb and us. The pond works for a 100- year storm event, but not the pipe.

Mr. Noonan asked for the distance from the undersize pipe to the pond.

Mr. Ciocci stated it was 250 feet –300 feet.

Mr. Noonan stated that this is a design in progress and asked if there had been an analysis done for the pipe in the road. My concern is seeing a 100-year storm surging the street. The pipe should be looked into.

Mr. Cademartori stated that the typical approach is to pursue onsite drainage systems. I am not sure where the disconnect was. I do know there have been instances of challenging sites tying into existing city systems but only after analysis and improvement to ensure it can be done. I am not sure we can resolve the drainage design. We may revisit the approval at the next meeting.

Mr. Ankley stated that within the EDIC there are provisions in place for improvement. I assume some work will have to be done to the park. There will be an opportunity to replace and improve the drainage as it is now.

Mr. Cademartori suggested contacting Melissa Miguel and set up a meeting with Engineering Department.

To be continue the Site Plan Review for Stahlman Group Inc. on Behalf of Bearcat Realty Trust to develop a new industrial manufactory at 54 Great Republic Drive (Assessors Map 263, Lot 65) to the June 17th meeting of the Planning Board.

1st:Marvin Kushner

2nd:Mary Black

Vote: All approved

OTHER BUSINESS

B. Request for Release from Covenant Not to Convey in Riverdale Place Subdivision (AKA Lupine Lane) by Riverdale Place Partners LLC.

Presenter: Attorney Michael Faherty

Mr. Faherty stated that the subdivision is substantially completed. Remaining items include top coat of pavement, some tree planting, and lighting. There are seven (7) lots being marketed. The total cost left for the project is less than \$27,000. The good news is that the site handled the recent storm events very well and the bad news is the economy.

Ms. Gallagher asked how many lots there were. Mr. Faherty stated there are 14 on site, 4 of the lots area accessed off Reynard St. All of the other lots are contained in the subdivision and all 14 are included in the covenant.

Mr. Faherty wanted to make clear his request that if there was interest in different lots than being requested, he would like the ability to come in and change it.

Motion: The Planning Board finds the Riverdale Place Subdivision (AKA Lupine Lane) by Riverdale Place Partners LLC. is substantially complete and releases seven (7) lots from the covenant not to convey as specified in the letter submitted by the applicant.

1st : Henry McCarl

2nd:Marvin Kushner

Vote: All approved

C. Planner's Report

Mr. Cademartori stated that he would forward to the Board the submission for the rezoning proposal of the Birdeye property. It was filed with the City Clerk's office and also forwarded to the City Council for next Tuesday's meeting to be referred. Also the state approved the draft Open Space and Recreation Plan which accompanied grant application for renovations at Burnhams Field. The reviewers to comment on the plan include the Planning Board and City Council. It will be a public document.

Ms. Gallagher updated the Board on the activities of the CPA. The eligibility applications were due June 1st and many project applications were received. There are some great ideas and people have been very creative. The next step is to determine who is eligible. Then we will send out letters to them and at that point they will complete a full application. There have been requests for mortgage assistance we which will be looking into. If it falls within the community housing and income eligibility we would discuss the application with each of the applicants. We have our work cut out for us.

Mr. McCarl stated concern whether it would be an ongoing application year after year and asked if other communities have used the funds for this purpose.

Ms Gallagher stated that it is part of the eligibility factor and we have to look into it.

V. ADJOURNMENT

Motion to adjourn at 8:00 pm.

1st: Henry McCarl

2nd:Mary Black

Vote: All approved 5-0

VI. NEXT MEETING

Next regular meeting of the Planning Board is Thursday June 17, 2010

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