



# CITY OF GLOUCESTER PLANNING BOARD MEETING MINUTES

**March 20, 2014 - 7:00 P.M.**

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

**Members Present:** Rick Noonan, Chair, Mary Black, Vice Chair, Henry McCarl, Shawn Henry, Joe Orlando- **Absent**, Linda Charpentier- **Absent**

**Staff:** Gregg Cademartori, Planning Director, Matt Coogan, Senior Planner, Pauline Doody, Recording Clerk

## **I. BUSINESS**

A. Call to Order with a Quorum of the Planning Board  
Mr. Noonan opened the meeting at 7:03 pm

B. Approval of Minutes of March 6, 2014

**Motion: To approve the minutes of March 6, 2014.**

**1<sup>st</sup>: Henry McCarl**

**2<sup>nd</sup>: Shawn Henry**

**Vote: Approved 4-0**

## **II. PUBLIC COMMENT –**

**Mr. McCarl** asked for a moment of silence for Dorothy Addams Brown who passed away.

## **II. SITE PLAN REVIEW & MAJOR PROJECT SPECIAL PERMIT REVIEW**

In accordance with Sections 5.7.5, 5.8 and 5.26 of the Gloucester Zoning Ordinance, the Planning Board to review the modified City Council Special Permit application 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).

**Mr. Cademartori** explained to the board that the revised plans were referred to several city departments for their review. A draft of the submitted reports has been prepared for the Planning Board for review. They have all reported positively toward the project. If the modification of the special permit is approved by City Council then there is another process that will occur which will have further scrutiny and review of final design plans. Mike Hale, Director of Public Works, is satisfied that the two projects; the public infrastructure and the hotel, are both designed soundly from engineering prospective. There is a special permit condition that required the site to secure 50 off street parking spaces. A site has been selected and secured. Mr. Cademartori stated that this is a request for modification of the City Council special permit and a modification of the Planning Board site plan approval. On page 4, paragraph 11, Mr. Cademartori recommended language for the Planning Board to use. He stated that the board can act this evening for the site plan modification and the language can be revised. If there is a need for further modification, the applicant would have to return to the board.

**Motion: To approve the modification of the site plan approval to reflect the plans that accompany the permit applications for Beauport Gloucester Hotel with the revision through 3-17-2014 prepared by Beals Associates.**

**1<sup>st</sup>: Henry McCarl**

**2<sup>nd</sup>: Mary Black**

**Vote: Approved 4-0**

**Motion: To approve the submission of the advisory report as drafted to the City Council under the major project special permit review.**

**1<sup>st</sup>: Shawn Henry**

**2<sup>nd</sup>: Henry McCarl**

**Vote: Approved 4-0**

### **III. PUBLIC HEARINGS**

A. 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 on Thursday, March 20, 2014 at 7:00 p.m. in the Fred J. Kyrouz Auditorium, City Hall, to consider the following petition amend the Zoning Ordinance:

*Amend the Gloucester Zoning Ordinance by adding a new definition to Section VI for “programmable scrolling sign”. Amend sections 4.3.2., 4.3.3 and 4.3.4 to include “outdoor programmable scrolling signs” located on public property and on property of non-profit community groups when the signs provide notices that benefit the public.*

**Mr. Coogan** explained to the board the request to add a new definition to sections 4.3.2., 4.3.3 and 4.3.4 of the Gloucester Zoning Ordinance to include “outdoor programmable scrolling signs” or “outdoor programmable electronic signs”. They would be informational signs for the public to be permanently displayed, and it is recommended that they only be allowed on municipal property.

#### **Public Comment:**

**Bob McDermott 49 Lexington Avenue**

**Mr. McDermott** stated he was opposed programmable signs as they can be a distraction while people are driving, especially in busy intersections. The internet keeps most people well informed of public events.

**Ms. Black** asked where the interest arrived from.

**Mr. Cademartori** stated that Councilor Verga brought it forward as a Council Order upon a constituent request he received. He stated that this type of signage should not be allowed on private property. In the proposal, it says it can be used for community use, which outlined in the memo may be problematic. Once a sign is up it goes with the property, it may be difficult to track ownership status as proposed. The statement that refers to benefiting the public is also too broad, and may mean different things to different people.

**Ms. Black** stated that if you look at the structure of our community, all of the major departments are in a tight area; City Hall, Police, Fire etc. The signs would not be seen by a majority of the public unless you were near those buildings. Ms. Black asked who would make the decision of what is displayed on the signs?

**Mr. McCarl** stated he believed it would be better handled on a special permit basis instead of having it as a generally available.

**Mr. Henry** stated that if the language is limited as presented it would only be utilized for and by the city. If the provision is granted, an example of public good would be a sign to announce beach traffic and beach lot updates to the public. This may be better handled, as it would be currently, as a variance request.

**Motion: The Planning Board does not support amending the Gloucester Zoning Ordinance by adding a new definition to Section VI for “programmable scrolling sign” in sections 4.3.2., 4.3.3 and 4.3.4 to include “outdoor programmable scrolling signs” located on public property and on property of non-profit community groups when the signs provide notices that benefit the public. Further that adequate provisions exist in the current zoning ordinance to address this use.**

**1<sup>st</sup>: Henry McCarl**

**2<sup>nd</sup>: Mary Black**

**Vote: Approved 4-0**

B. In accordance with MGL Chapter 40A, Section 9, and City of Gloucester Zoning Ordinance, Sections 1.8.3 and 5.21, Gloucester Planning Board to hold a public hearing to consider the application from

Stoneleigh Gardens, LLC for a **Common Driveway** Special Permits at **253-255 Magnolia Avenue** (Assessors Map 207, Lots 46 & 47).

Mr. Cademartori informed the board that he received a request for withdrawal of the special permit application.

**Motion: To accept the withdrawal of the application from Stoneleigh Gardens, LLC for a Common Driveway Special Permits at 253-255 Magnolia Avenue (Assessors Map 207, Lots 46 & 47) without prejudice**

**1st: Henry McCarl**

**2nd: Shawn Henry**

**Vote: Approved 4-0**

**IV. Other Business**

1. Harbor Plan Update
2. CPA Update

**Mr. Coogan** informed the board that there will be a public meeting to present “Reimagining Railroad Ave” project on Wednesday at 6 at City Hall. Planning is working with the MAPC who have done several of these projects. Public input will be very valuable to identify the changes that are wanted and needed.

**V. ADJOURNMENT**

**Motion: To adjourn**

**1st: Henry McCarl**

**2nd: Shawn**

**Vote: Approved**

**VI. NEXT MEETING**

***Next regular meeting of the Planning Board April 3rd, 2014***