



CITY OF GLOUCESTER
PLANNING BOARD
MEETING MINUTES
Thursday March 4, 2010 at 7PM
Kyrouz Auditorium, City Hall, 9 Dale Avenue
Rick Noonan, Chair

Members Present:

Rick Noonan, Chairperson
Mary Black, Vice Chairperson
Marvin Kushner
Karen Gallagher
Shawn Henry

Staff:

Gregg Cademartori, Planning Director
Pauline Doody, Recording Clerk

Members Absent:

Henry McCarl

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 February 4, 2010

Motion: To approve minutes for the February 4, 2010 meeting

1st: Marvin Kushner

2nd: Mary Black

Vote: All approved 4-0 (Karen Gallagher abstained from this vote)

III. PUBLIC COMMENT: None

IV. CONSENT AGENDA

- A. Betty Jean O'Connell, Michael M. and Terry McLeod to divide 27R Wheeler Street (Assessors Map 103 Lot 25) into two unbuildable lots (Parcels A & B) to be combined with 33 and 27 Wheeler Street (Assessors Map 103 Lots 32 & 33), respectively.

Board Comments:

Mr. Cademartori stated that he had reviewed the plans for compliance. Photographs were provided to the board members. The lots currently utilized the rear lot. The applicants want to formalize this use with division of the land. It will add area to the front two lots. The property for sale is #33 Wheeler Street.

Motion: To approve

1st: Shawn Henry

2nd: Karen Gallagher

Vote: All approved 5-0

B. G. Sidney, Sally Smith, and Thomas J. Wolfe to divide 10 Fremont Street (Assessors Map 130 Lot 23) into two lots (Lot 1 and Parcel A) with Parcel A to be combined with 12 Rackliffe Street (Assessors Map 130 Lots 24).

Board Comments:

Mr. Cademartori provided a memo to the board as to the nonconforming nature of the lots. Photographs were also provided for the board to review. A small piece of the structure sits on the lot on Fremont St. This will help clean up past issues and both lots will be in compliance with recently granted relief from the Zoning Board of Appeals.

Motion: To approve

1st: Shawn Henry

2nd: Marvin Kushner

Vote: All approved 5-0

V. OTHER BUSINESS

Planner's Report

Mr. Cademartori commented on the Gloucester Crossing discussion back in August 2009 regarding the second half of Building C. Phase Two should be done by spring with some modification of the footprint. Modifications were also proposed to the footprint of the hotel building, but were deemed to be significant and require revisiting of the hotel special permit. As well the applicant also suggested the removal of the underground parking.

From activity in the Building Inspectors Office relating to tenant fit-outs, it is anticipated by late spring more stores will open, which will be good for the project. A sporting good store and hairdresser will be open and it looks like the smaller spaces in Building C will fill up quicker with the introduction of this small anchor. Offices are to be located on the introduced second floor.

Mr. Cademartori also commented on the amendments on 43D and the Harbor Plan. It was presented to the City Council on Tuesday evening and was adopted with few modifications. The bulk of the discussion surrounded whether or not to require a public notice in the paper for site plan reviews. Support was shown for the work in the Council's unanimous approval of the amendments.

Ms. Gallagher discussed the CPA Plan and informed the board that the state has mandated that a preservation plan had to be in place before applications can be taken. Many hours have been invested in developing the plan. Linda Brayton has been hired to review all documents and to compile information. Criteria for project, applications for projects, timeline for projects, all the information will have to be presented prior to submitting an application. A draft form of the plan has been issued to various committees with a request to make additional comments. We are close to a final draft.

Mr. Cademartori suggested that if everyone takes the time to read it and to make notes as to where you may need points clarified.

Ms. Gallagher stated that the draft went out for comments, not for the plan to be pulled apart.

It was more for ideas for the CPA to focus on. It will build the character of the community. We are expecting to do one round of applications for this funding cycle, and are planning to do 2 funding cycles per year. Ms. Gallagher stated that it does not need City Council approval.

Through the administration funds Matt Lustig and Susan St. Pierre have been hired for two years to staff the CPA Committee and Clean Energy Commission, respectively.

Ms. Gallagher stated she was excited that Mr. Lustig is has been hired, because she is the Treasurer for CPA, and with his help with reporting requirements on a regular basis where monies are going to be spent, how the funding cycles are going, assessments etc. People are out there ready to put applications in.

Mr. Noonan asked what is the meeting schedule?

Ms. Gallagher stated the meetings would be once per month, probably on Wednesdays.

Mr. Noonan suggested making it an agenda item to follow up with activities to the Planning Board. It is a major step for the city and does not want it to go unnoticed.

Ms. Gallagher stated she wants the city to know that they are working hard on this and will give it media attention through the Gloucester Daily Times to inform the public of their work.

Mr. Cademartori informed the board that a contractor has been selected to redesign the city website. The company selected has developed website for a number of cities and site with regional focus. The site will host more information and will be easier to navigate. It is a positive step to let the people to see what is going on in Gloucester.

Ms. Gallagher stated that as projects begin, CPA would post signs so the people can see what is going on and where the money is going.

Mr. Cademartori updated the board on the adoption of the stretch code. Four out of five of the criteria is to receive the state Green Community designation are nearly complete. The last piece is the adoption of the Stretch energy building code. There may be resistance from the development community. A second outreach meeting will be held at the Building Center with a target audience of contractors. It is to inform the contractors and help them understand the criteria and what it may mean in terms of added cost to a project.

The 1st grant round funding municipal energy efficiency and renewable projects for communities with the Green Communities designation is in May. The fewer communities applying for the funds may provide those that apply a better opportunity or chance of success. Newton and Springfield have adopted the stretch program.

Mr. Noonan asked if the ordinance will come through this body?

Mr. Cademartori stated that it would be included in the Code of Ordinances and would therefore only require a 2/3 vote of the City Council.

Mr. Noonan stated that it is his understanding that the process is an advanced adoption of a code that will be in effect in three years from now.

Mr. Cademartori stated that is essential what is being required.

VI. ADJOURNMENT

Motion: To adjourn

1st:Karen Gallagher

2nd: Shawn Henry

Vote: All approved 5-0

VII. NEXT MEETING

Next regular meeting of the Planning Board is Thursday March 18, 2010

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