

CITY OF GLOUCESTER
PLANNING BOARD
MEETING MINUTES
July 17, 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, Linda Charpentier, Shawn Henry, Doug Cook
Staff: Gregg Cademartori, Planning Director, Matt Coogan, Senior Planner, Pauline Doody, Recording Clerk

I. BUSINESS

A. Review of Planning Board Minutes of June 5, 2014

Motion: To approved the minutes of June 5, 2014.

1st: Linda Charpentier

2nd: Henry McCarl

Vote: Approved 7-0

II. CONSENT AGENDA

Planning Board to consider the *Approval Not Required* Plan submitted by KMS Investments LLC to reduce private right of way width and reconfigure lot at **4 Stanwood Point** (Assessors Map 230, Lot 51).

Mr. Cademartori informed the board that several deficiencies have been identified in the application. A continuance has been requested to August 7, 2014.

Motion: To continue the application for the Approval Not Required Plan submitted by KMS Investments LLC to reduce private right of way width and reconfigure lot at 4 Stanwood Point (Assessors Map 230, Lot 51) to August 7, 2014.

1st: Joe Orlando

2nd: Henry McCarl

Vote: Approved 7-0

Planning Board to consider the *Approval Not Required* Plan submitted by Sandra Kaplan to reconfigure lots at **29 Wolf Hill Road and 4 Trenal Cove Way** (Assessors Map 89, Lots 39 and 46).

The plan submitted to enable an abutter to purchase a small piece of land to correct a boundary issue, this will not affect the frontage or access to the lot.

Mr. Cademartori stated that there are structures that were on the adjoining lot that will now be included with the property. It doesn't affect the frontage or access for either lot.

Motion: The Subdivision Control Law does not apply to the Approval Not Required Plan submitted by Sandra Kaplan to reconfigure lots at 29 Wolf Hill Road and 4 Trenal Cove Way (Assessors Map 89, Lots 39 and 46).

1st: Joe Orlando

2nd: Linda Charpentier

Vote: Approved 7-0

Planning Board to consider the *Approval Not Required* Plan submitted by John and Sheila Stempeck to confirm boundaries of **9 and 9A Starknaught Heights** (Assessors Map 161, Lots 57 and 111).

Mr. Cademartori reported that the history of this site has had multiple problems because of lack of follow through in recording of documents with the Salem Registry of Deeds. The structure on the property is for sale. The attorney representing seller failed to notify the property owner that the lot next store had been conveyed. The consent of the abutter has been resolved regarding the conveyance. Assessors have been showing the lots in the present configuration since 1992. The properties can now be properly deeded.

Motion: The Subdivision Control law does not apply for the Approval Not Required Plan to confirm boundaries of 9 and 9A Starknaught Heights (Assessors Map 161, Lots 57 and 111).

1st: Joe Orlando

2nd: Linda Charpentier

Vote: Approved 7-0

III. PRELIMINARY SUBDIVISION REVIEW

In accordance with MGL Chapter 41 Section 81-S and the Planning Board's Rules and Regulations Governing the Subdivision of Land in Gloucester, the Planning Board shall review a *Preliminary Subdivision Plan* for the land located at **52 Whittemore Street** (Assessors Map 21 Lot 7) submitted by The McNiff Company, LLC.

Mary Black recused herself.

Mr. Cademartori stated the original plan was filed on August 16, 2012. Major issues were regarding the connection to Riverside & Whittemore St. and zoning district boundaries in the area. The boundaries have been clarified. Variance requests have been submitted to the Board of Appeals to allow the continuance of some uses. Other obstacles have been public utilities and road issues. The utility and road issues are close to being fully resolved. Paul Keene submitted a memo that stated they were satisfied with the preliminary submission. One outstanding issue may be the treatment for the sidewalk when the definitive application is submitted.

David Biancavilla, BSC Group, 15 Elkins St, Boston, MA. 02127

Mr. Biancavilla gave the history of the project up to the present. He stated that the project is less invasive than what had previously been presented. It is a 5 lot subdivision with a maximum of 10 units. The city engineer, Paul Keene, submitted a letter that he has no further issues with the preliminary plan and will reserve comment for a definitive submission.

Mr. Cadematori stated that the application may want to take into consideration the new FEMA flood elevations when designing the building and stabilization of the edge of property.

Motion: To approve the Preliminary Subdivision Plan for the land located at 52 Whittemore Street (Assessors Map 21 Lot 7) submitted by The McNiff Company, LLC.

1st: Joe Orlando

2nd: Doug Cook

Vote: Approved 6-0

IV. Other Business

1. Planner's Report

Mr. Cademartori reported that working with MAPC a market analysis for housing has been developed around the train station. The heart of the issue; is how we treat multifamily development. The city encourages it by zoning in certain districts, but the application process is very difficult. There has been a fair amount of support for mixed use projects. Within the next month a proposal will be put together along with working on a tool for zoning in those areas. The third and final meeting is in September.

2. CPA update

Mr. Orlando reported that the 5th rounds of funding recommendations are done. Mr, Orlando provided a detailed review of the \$320,000 that have been awarded to 10 projects spread throughout the community. \$50,000 was committed to a project for next year. The recommendations will be forwarded to City Council.

3. Harbor Plan Update

Mr. Noonan reported that the final harbor plan meeting was last Wednesday where a 7-1 vote was taken to endorse the plan. The plan will be submitted to the Mayor's office.

4. Announcements

Mr. McCarl reported that the PIRC had a meeting and will be looking for feedback from the planning board regarding its submitted report. He also asked for the board to investigate terms of service for the PIRC.

Mr. Coogan reported that the first I4C2 movie night was a success with a turnout of 500 people.

Motion: To adjourn

1st: Joe Orlando

2nd: Henry McCarl

Vote: Approved 7-0

V. NEXT MEETING

Next regular meeting of the Planning Board August 7, 2014

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