

**CITY OF GLOUCESTER  
PLANNING BOARD  
MEETING MINUTES  
November 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; Shawn Henry; Henry McCarl; Linda Charpentier; Doug Cook; Joe Orlando-**Absent**  
**Staff:** Gregg Cademartori, Planning Director; Matt Coogan, Senior Planner; Osha Saylor, Recording Clerk

Mr. Noonan opened the meeting at 7:08pm.

**I. BUSINESS**

A. Review of Planning Board Minutes of October 16, 2014

**Motion: To approved the minutes of October 16, 2014.**

**1<sup>st</sup>: Linda Charpentier**

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

**Vote: Approved 6-0 with Shawn Henry abstaining.**

**PUBLIC COMMENT** – None

**II. CONSENT AGENDA**

Planning Board to consider the *Approval Not Required* Plan submitted by Judith Ray to divide one lot into two at **21 Massasoit Rd** (Assessors Map 231, Lot 4).

**Joseph M. Small, P.L.S., Hancock Survey  
Danvers, MA**

**Mr. Small** reviewed his plans and the labels for non-buildable areas due to access. He explained he was in front of the board last year to divide and create this lot and the applicant is now dividing this lot into two for sale.

**Mr. Cademartori** discussed the history of Massasoit Rd. The plans do not provide access to Massasoit as a whole and the note is carried through lot 1B and 1A. The plans will require improvement of the right of way to allow access. He has had conversations with Mr. Small and others and the board is not making any findings on Massasoit providing access.

**Motion: To approve the ANR submitted by Judith Ray to divide one lot into two at 21 Massasoit Rd (Assessors Map 231, Lot 4).**

**1<sup>st</sup>: Mary Black**

**2<sup>nd</sup>: Linda Charpentier**

**Vote: Approved 6-0**

### **III. CONTINUED PUBLIC HEARING**

In accordance with MGL Chapter 41 and the Planning Board's Rules and Regulations Governing the Subdivision of Land in Gloucester, the Planning Board shall review a Definitive 5-Lot Subdivision Plan for the land located at **52 Whittemore Street** (Assessors Map 21 Lot 7) submitted by Cape Ann Forge Trust.

**Applicant requested a continuation until the December 4, 2014 hearing.** The board will update members who were unable to attend the site visit in the meantime.

Note: December 4<sup>th</sup> meeting will be held at the Pond Road first floor conference room.

**Motion: To continue the continued public hearing for a Definitive 5-Lot Subdivision Plan for the land located at 52 Whittemore Street (Assessors Map 21 Lot 7) submitted by Cape Ann Forge Trust until the December 4, 2014 hearing.**

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

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

### **IV. Other Business**

1. CPA Update: The board discussed the results and confirmed the funds were distributed in accordance with the recommendation of the city council.
2. Harbor Planning Update  
**Mr. Noonan** confirmed Community Development is officially through the subcommittee participation and awaiting state approval. Estimated receipt is before December 25, 2014.
3. Announcements:

**I. Mr. Cademartori** provided an update on the grant approved last spring for the Climate Change Vulnerability Assessment to evaluate sea levels rising over the next 10-30 years. Funds were received in September and ten proposals were vetted, selecting Kleinfelder, Inc. as the outside consultant. The evaluation, mapping and data will be city wide and focused on sea level rise impacts on public infrastructure. A group was formed with representation from the planning board, city council, clean energy commission, members from the conservation commission and the general public to be a resource for questions, etc. for the consultant and they have had their first meeting last week. There will be public events in the future for further discussion. The project will be announced at the **December 16, 2014 city council meeting** to make sure people are aware of what the consultants will be evaluating. An additional two meetings will be scheduled over the next six months to confirm areas to focus on impact, wrapping in late spring with the results. These will be a broad range of areas included from regulatory tools and infrastructure retrofits to new design parameters to incorporate in future projects.

**Mr. Cook** asked if there are any areas of significant concern.

**Mr. Cademartori** confirmed there is focused infrastructure mostly in the Annisquam River corridor, inner harbor area and these are areas that are already on the city's radar, including:

- Cut-bridge: already being discussed for re-design in the next 10 years
- High school Newell Stadium

- Waste water treatment plan
- MBTA bridge: already in design for being rehabilitated

He explained the solution for all will not be the same; timing and prioritization to critical is determined when the risk is high enough to the infrastructure. There is a balance between the cost to repair, the work that needs to be done, and the people who need to be involved. Mitigation plans from 2009-2010 flood plane is the starting point for these determinations.

He also shared his experience recently at the Great Marsh Symposium on November 13<sup>th</sup>. He noted that other cities and towns received grant funding from CZM with a similar goal to implement infrastructure projects to build in resiliency and adapting ability for future conditions.

**Mr. McCarl** expressed concerns about the new development near Good Harbor Beach, near the old Amelia's restaurant. He wants to know how the request for building a home where there is flooding issues will be approved and be eligible for insurance.

**Mr. Noonan** confirmed the building proposals have parking on the first floor to build to floodplain 14. Engineers are involved to address practical issues in regard to mechanicals that are not in the basement, installing a boiler on the second floor, etc. MassDOT is redoing the entire yard and the Woods Hole Group brought up issues with useful life building scenarios. The WHG is doing extremely powerful work and he encourages the board to attend one of the general meetings to learn more from this group.

**II. Mr. Coogan** manages the clean energy for the city and provided an update on reducing the city's carbon footprint. Gloucester is a green community committed to a 20% energy reduction. The city is coming up on the end of the 5-year period to achieve this reduction and they are close, but not there yet. Energy reduction projects will in the works include an oil to gas conversion at O'Maley Middle School that should be wrapped up this month; and upgrading street lights from high-pressure sodium to LED. Also, this summer MassDEP provided a grant to help fund the purchase of electric vehicles in the city. His is considering leasing vehicles through Nissan leaps and hopes to get a few for inspectoral service teams as well. Charging systems for the electric vehicles will be available for public use and likely installed first at the Annex.

**Ms. Charpentier** would like to see the charging stations all around the area and believes there are grants for businesses to install charging stations. She would like to be on the Clean Energy Committee and mentioned a mayor's award she received for Sand & Gravel "100-Year Company Goes Green".

## **V. ADJOURNMENT**

**Motion: To adjourn.**

**1<sup>st</sup>: Doug Cook**

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

**Vote: 6-0**

The meeting adjourned at 7:35pm.

## **VI. NEXT MEETING**

***Next regular meeting of the Planning Board December 4, 2014. Note: The location will be changed to the Pond Road 1<sup>st</sup> floor conference room.***

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