

CITY OF GLOUCESTER
PLANNING BOARD
MEETING MINUTES
January 15, 2015
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; Joe Orlando; Shawn Henry; Doug Cook - [Absent](#)
Staff: Gregg Cademartori, Planning Director; Matt Coogan, Senior Planner

Mr. Noonan opened the meeting at 7:04

PUBLIC COMMENT - None

I. BUSINESS

A. Review of Planning Board Minutes of December 18, 2014

Motion: To approve the minutes of December 18, 2014

1st: Linda Charpentier

2nd: Mary Black

Vote: Approved 4-0 Abstain: Shawn Henry, Joe Orlando

II. 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.

Ms. Black recused herself from the continued public hearing.

Mr. Noonan reopened the public hearing.

Mr. Cademartori explains that because **Mr. Henry** has listened to a recording of the December meeting, he is eligible him to vote on the application due to the Mullins Provision.

Mr. Cademartori summarized the efforts between the applicant and the City to work through issues pertaining to off-site improvements. In order to provide adequate access to frontage as per the city's subdivision regulations, off-site improvements would need to be made, including the relocation of a currently paved travelled way and underground utilities from private property to the public layout. **Mr. Cademartori** explained that the City is limited to working within the layout unless applicant provides his own property. Because the neighboring abutting properties, which have been using the layout a driveway space and side yard, would be affected by relocating the travel paved way into the layout, the City and the applicant have been working to shift the traveled right of way as far from the abutters as possible. The applicant has offered a piece of abutting property under his ownership as an easement for portions of the proposed paved roadway and underground utilities, and the easement would eventually be incorporated into the public layout. The recent plan also addresses traffic issues by narrowing lanes, sharpening corners at intersections, and limiting truck access. The plan also includes a sidewalk that would improve pedestrian connectivity between Riverside Ave and Whittemore St. It appears that the City, the applicant, and the

neighborhood are all satisfied by this arrangement. There are still details that need to be worked out; including the utility layout in the interim stage in the case the subdivision advances before the off-site improvements. But staff believes that the plan is headed in the right direction. The applicant is looking for guidance from the Planning Board and confirmation that they are headed in the right direction and should proceed with finalizing the plans.

David Biancavilla, BSC Group

Mr. Biancavilla reiterated that the recent plans address traffic and drainage issues brought up by the neighborhood. All utility connections would be moved into the right of way. The applicant has been working with staff to come up with compromise that everyone is satisfied with.

Deborah Eliason, Eliason Law 62 Middle Street

Ms. Eliason explained that staff and the applicant have come to consensus on the easement issue. And will continue to resolve remaining parts of the easement, including conditions for the interim connections.

Joel Favazza, Seaside Legal Solutions, 111 Main Street

Mr. Favazza represents one of the neighboring abutters at 30 Riverside Ave. He stated that the applicant has been willing to work with the abutters on resolving issues with the off-site improvements. The current plan addresses all of the issues brought to the applicant and the abutter is pleased and hopes the Planning Board agrees with what the applicant has provided.

Gabe Onorio, 31 Whittemore St

Mr. Onorio spoke in favor of the most recent plans. He suggests the applicant stake out the new proposed road layout for a site visit.

Mr. Noonan acknowledges that a lot of work has been done by both staff and the applicant to work with all the moving parts to arrive at a plan that addresses and resolves issues brought forth by the neighborhood.

Mr. Henry stated that barring any issues with further details, the plan is going down the right path.

Ms. Charpentier approves the approach going forward.

Mr. Orlando approves the approach going forward.

Motion: To continue public hearing until February 5, 2015.

1st: Hank McCarl

2nd: Linda Charpentier

Vote: Approved 6-0

III. MAJOR PROJECT REVIEW

In accordance with Sections 5.7.4 and 5.7.5 of the Gloucester Zoning Ordinance, the Planning Board to review the City Council Special Permit under the provisions of Major Project submitted by Seaside Legal Solutions for a multi-family development at **78 Thatcher Rd** (Assessors Map 179, Lot 44).

Joel Favazza, Seaside Legal Solutions, 111 Main St

Mr. Favazza is the attorney representing the applicant and he gave some recent history on the site. The property was rezoned from EB to R-10 and has also received dimensional and height relief from the ZBA. There have also been Neighborhood meetings at the site coordinated through the Ward Councilor and there has been no opposition to the proposal. The neighbors have been supportive of the proposed residential use. The applicant's attorney and engineer have met with City staff and there were revisions requested. Mr. Favazza will provide final plans with revisions to the Board.

Dan Ricciarelli, Seger Architects, Salem, MA

Mr. Ricciarelli presented the board with the architectural plans for the proposed 6 unit, 3 story building. The site currently has a structure that would be demolished. The 6 units would be two bedroom and a study, and would have 2,200 square feet of total living space. The ground floor will be dedicated to garage parking, and the living space will begin on the

second floor. This is to deal with the requirement to have 1st level living space above base flood elevation.

Scott Cameron Moran Cameron Group, Topsfield Ma

Mr. Cameron provided a summary of the engineering design for the site. He noted that the applicant has submitted an application at Conservation Commission because of the nearby wetlands. The driveway entrance has been widened to 24 feet from 18 feet as requested by Engineer and Fire Chief. The FEMA flood elevation for the site is 14, and the first floor living space is at an elevation of 17.83 feet.

Mr. Cademartori explained that one of the concerns raised by staff was the issue construction in the flood plain. While the application does comply with the FEMA flood maps, it's a larger question for the community moving forward whether the community wishes to encourage residential development within the flood plain that are prone to flood events.

Motion: To continue major project review until February 5, 2015.

1st: Joe Orlando

2nd: Hank McCarl

Vote: Approved 6-0

IV. Other Business

1. Announcements

Mr. Coogan informed the board that the Community Development Department has submitted an application for District Local Technical Assistance through the Metropolitan Area Planning Council to produce a Housing Production Plan for the City. The plan would provide goals for the City to achieve 10% affordability within a 5 year period, as well as identify strategies to increase affordable housing in the City. The department hopes to hear back from MAPC on their application shortly.

Mr. Noonan adjourned the meeting at 8:21 PM.

V. NEXT MEETING

Next regular meeting of the Planning Board February 19, 2015

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