



CITY OF GLOUCESTER
PLANNING BOARD
MEETING MINUTES - **DRAFT**
March 5, 2015
7:00 P.M.

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

Members Present: Mary Black - Vice Chair, Linda Charpentier, Doug Cook, Shawn Henry, Joe Orlando

Members Absent: Rick Noonan - Chair, Henry McCarl

Staff Present: Gregg Cademartori - Planning Director, Courtney Karcher - Recording Clerk

Vice Chair, Mary Black, opened the meeting at 7:01 p.m.

Planning Board Minutes from February 19, 2015 - not approved due to unavailability.

PUBLIC COMMENT – None

I. CONSENT AGENDA

Planning Board to consider the *Approval Not Required* Plan submitted by Harrison and Judith Millar to create one new lot at **99 High Street** (Assessors Map 164, Lot 30).

Presenter: Counsel for the Applicant - Deborah Eliason, Eliason Law Office, LLC
63 Middle Street Gloucester, MA

Owners wish to take a small lot out of their larger parcel with frontage along High Street.

Staff commented that the small lot, located in the R80 district and therefore larger than 80,000 square feet, has the required frontage. There were no issues from staff. There were no questions or comments from board members.

Motion: The subdivision control law does not apply to the division at 99 High Street (Assessors Map 164, Lot 30)

1st: Mr. Orlando

2nd: Ms. Charpentier

Vote: Approved 5-0

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 and temporarily transferred the Chairmanship to Joe Orlando.

Comments from staff:

Mr. Cademartori reminded the Board that the proposal was reviewed as a preliminary plan was approved by the Board with the outstanding condition of resolving issues associated with off-site improvements.

Staff has received several revisions of the plan set with a final revision dated February 10, 2015, received February 24, 2015.

The City Engineer issued a review letter based upon initial plans on October 16, 2014. It expressed comfort with what has been designed within the private property of the 5 Lot Subdivision, as well as some concerns with off-site improvements.

Several review meetings have been held since the initial meeting and presentation. The Board conducted a site visit where several concerns from neighborhood representatives were heard. A large focus of the review has been related to improvements of the connection between Whittemore Street and Riverside Avenue.

The plan set submitted on February 24, 2015, has moved the paved way far from the existing residential lots that front on the connection of Whittemore Street to Riverside Ave. This would require the grant of an easement from the applicant – which is reflective in the plan set.

Staff pointed out that the Fire Chief was consulted with the goals of maintaining the connection between the two streets to provide multiple means of access to the proposed subdivision and the surrounding neighborhood; to slow down the traffic by having more defined intersections; to make sure emergency apparatus have access to proposed subdivision and surrounding neighborhood. The Fire Chief gave his acceptance to the design as it was proposed.

Outstanding issues that were left from the engineering review by the Department of Public Works have been alleviated according a memorandum distributed by Staff, written by Mike Hale dated March 4, 2015 concurring with the design in the revised plan set.

Staff does not anticipate any more correspondence regarding review of the proposed subdivision, as it is in good shape in terms of standards and design.

Staff had hoped to have a draft of conditions and considerations for the Board, but it has not yet occurred.

Staff opened up the floor for the Board to ask the staff, applicants, engineer, and legal counsel any questions in regard to the revised plan set. Staff then recommends to the Board; because of plan set revision, to entertain any members of the public that want to comment.

Mr. Orlando opened up floor for Applicant: No comment

Mr. Orlando opened up floor for anyone wanting to speak in favor of plan:

Joel Favazza - Seaside Legal Solutions, 111 Main Street Gloucester, MA

Mr. Favazza spoke on behalf of the Morses' of 30 Whittemore Street. Counsel had spoken before in favor of the last iteration of plans that supported the preservation of his client's driveway. Counsel stated as long as this was still the case they support the plan.

Mr. Cademartori supplied information that the revised plan set addresses the reconstruction of parts of Whittemore Street consistent with information represented in review meetings.

Mr. Orlando opened up the floor for anyone wanting to speak in opposition to plan *and/or* any other comments: No comment

Motion: To close the Public Hearing for Definitive 5-Lot Subdivision Plan for the land located at 52 Whittemore Street (Assessors Map 21 Lot 7) submitted by Cape Ann Forge Trust.

1st: Ms. Charpentier

2nd: Mr. Cook

Vote: Approved 5-0

Mr. Cademartori: By the next meeting staff will circulate draft findings as well as draft conditions for the Board to review, deliberate and vote on the proposed subdivision.

Ms. Black reassumed the Chair.

III. PRELIMINARY SUBDIVISION APPLICATION

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 **4 – 6 Eastern Point Boulevard** (Assessors Map 133 Lots 10 &16) submitted by J&J Realty Nominee Trust.

This application will be continued to the March 19th Planning Board Meeting.

Motion to continue the review of a Preliminary Subdivision Plan for the land located at 4 – 6 Eastern Point Boulevard (Assessors Map 133 Lots 10 &16) submitted by J&J Realty Nominee Trust.

1st: Ms. Charpentier

2nd: Mr. Cook

Vote: Approved 5-0

IV. Other Business

1. Announcements

Mr. Cademartori: Climate change vulnerability study has been delayed. Army Corp. volunteers behind schedule. There will be a presentation at the city council meeting on the scope of the project next Tuesday. There will be two additional meeting over the course of the next three months.

Mr. Cademartori: Planning board has been referred the personal wireless service facility zoning ordinance. Recent FCC regulations are requiring communities to adjust/adopt new ordinances to comply with new FCC rules.

Staff recommends outside consultation to insure compliance with new regulations and to also understand what protections the community can put in place.

Motion: To recommend engaging expertise to help develop an ordinance to comply with new regulations and also to maintain protections for the community.

1st: Mr. Orlando

2nd: Mr. Cook

Approved: 5-0

Mr. Cademartori: Gloucester will have a presence at the Boston Seafood Show.

2. CPA update

Mr. Orlando has not attended in 4-5 weeks; does not have update. Through correspondence thinks proposals are coming.

Ms. Black requests to have the record reflect the Planning Board has been pleased to have Linda Charpentier, as this is her last meeting. The Planning Board thanks Ms. Charpentier for her service.

V. ADJOURNMENT

There being no further business the Chair adjourned the meeting 7:22pm.

Next regular meeting of the Planning Board March 19, 2015