

CITY OF GLOUCESTER
PLANNING BOARD
MEETING AGENDA - REVISED
June 4, 2015
7:00 P.M.

CITY CLERK
GLOUCESTER, MA
15 JUN -4 AM 8:15

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

I. BUSINESS

- A. Call to Order with a Quorum of the Planning Board
- B. Introduction of Planning Board Members and Staff
- C. Review of Planning Board Minutes of May 7, 2015
- D. Public Comment

II. CONSENT AGENDA

Planning Board to consider the *Approval Not Required* Plan submitted by James P. and Judith M. Masciarelli to one lot into two new lots at **23 Way Road** (Assessors Map 74, Lot 24).

Planning Board to consider the *Approval Not Required* Plan submitted by Seaside Legal Solutions, P.C. to reconfigure a lot line between **275 and 279 Way Road** (Assessors Map 134, Lot 33 & 34).

III. NEW PUBLIC HEARINGS

In accordance with the provisions of MGL Chapter 40A, Section 5, and the Gloucester Zoning Ordinance, Section 1. 1.11.2(a) of Zoning Ordinance, the Gloucester Planning Board will hold public hearings to consider the following petition to amend the zoning ordinance as follows:

1. Amend Section 2.3 Use Tables 2.3.1 Residential Uses, by changing the use allowance of Residential Use #10 Boarding House, rooming house, lodging house or hostel, licensed by the Licensing Board from allowed by special permitted issued by the Zoning Board of Appeals (SPS) to a prohibited use (N).
2. Amend footnote #1 to Section 2.3 Uses Tables by striking the words "and uplands" from the first sentence so it will read:

"(1) In the MI District, Supporting Designated Port Area (DPA) Uses, as defined in 310 CMR 9.02, shall not in the aggregate occupy more than 50% of the ground level area on filled tidelands ~~and uplands~~ on a lot within the DPA. Such uses shall also be subject to dimensional requirements of 310 CMR 9.0. Within the water-dependent use zone, as defined in 310 CMR 9.02, in the MI District no use shall be permitted unless it provides access to water-borne vessels."

3. Add a new definition to Section VI for "Farmers Market". *CONTINUED TO THE 6/18/25 PLANNING BOARD MEETING*

IV. 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 1-Lot Subdivision Plan for the land located at **12 and 12R Cole Ave** (Assessors Map 213 Lots 24 and 25) submitted by Chris and Carlene Melanson.

V. Other Business

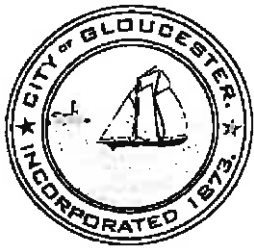
1. Coastal Resilience Working Group update
2. Discussion of new representative to CPA
3. Announcements

VI. ADJOURNMENT

VII. NEXT MEETING

Next regular meeting of the Planning Board June 18, 2015

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



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