

CITY OF GLOUCESTER
PLANNING BOARD
MEETING MINUTES
July 16, 2015
7:00 P.M.

Sawyer Library Friend Room, 2 Dale Ave, Gloucester
Richard Noonan, Chair

Members Present: Rick Noonan – Chairman, Mary Black – Vice-Chair, Doug Cook, Hank McCarl, Shawn Henry

Staff Present: Matthew Coogan – Senior Planner

I. BUSINESS

A. Chairman Noonan opened the meeting at 7:01

II. CONSENT AGENDA

Planning Board to consider the *Approval Not Required* Plan submitted by Starknaught Heights Realty Trust to create two new lots at **20 Starknaught Heights** (Assessors Map 161, Lots 44 and 45).

Mr. Henry recuses himself from this agenda item.

Motion: The subdivision control law does not apply to the creation of two new lots at **20 Starknaught Heights** (Assessors Map 161, Lots 44 and 45).

1st: Mr. McCarl

2nd: Mr. Cook

Vote: Approved 4-0

Mr. Henry re-enters the meeting for the next agenda item.

Planning Board to consider the *Approval Not Required* Plan submitted by Robert J. Buchanan and Teresa Moore Buchanan to create one new lot at **5 Overlook Avenue** (Assessors Map 236, Lot 69).

Motion: The subdivision control law does not apply to the creation of one new lot at **5 Overlook Avenue** (Assessors Map 236, Lot 69).

1st: Mr. McCarl

2nd: Mr. Henry

Vote: Approved 5-0

Planning Board to consider the *Approval Not Required* Plan submitted by Joseph A. Nicastro and Renee O. Nicastro to create one new lot at **17 Silva Court** (Assessors Map 51, Lot 30).

Motion: The subdivision control law does not apply to the creation of one new lot at **17 Silva Court** (Assessors Map 51, Lot 30).

1st: Mr. McCarl

2nd: Mr. Cook

Vote: Approved 5-0

Planning Board to consider the *Approval Not Required* Plan submitted by J. William Codinha, Trustee c/o Nixon Peabody, LLP to create two new lots at **9,11, and 13 Old Salem Road** (Assessors Map 215, Lots 19, 20, and 40).

Motion: The subdivision control law does not apply to the creation of two new lots at **9, 11, and 13 Old Salem Road** (Assessors Map 215, Lots 19, 20, and 40).

1st: Mr. Henry

2nd: Mr. Cook

Vote: Approved 5-0

III. Other Business

Update on Common Driveway at 104-106 Thatcher Road: The Board discussed the draft Superseding Common Driveway Use and Maintenance Agreement that was submitted to the Board by Attorney Sal Frontiero on behalf of the applicant. Attorney Frontiero submitted the draft to see whether changes to the use and maintenance agreement would satisfy the Board so that the applicant could obtain a Certificate of Performance signed by the Board. The changes were suggested and are supported by the staff. The Board felt that the proposed Superseding Use and Maintenance Plan made sense and were pleased to see that a resolution.

IV. ADJOURNMENT

The Chair adjourned the meeting at 7:46 pm.

Next regular meeting of the Planning Board August 6, 2015