

CITY OF GLOUCESTER
PLANNING BOARD

MEETING

January 7, 2016

7:00 P.M.

Kyrouz Auditorium
9 Dale Ave, Gloucester
Richard Noonan, Chair

Members Present: Rick Noonan, Chair, Mary Black, Co- Chair,- Absent, Ken Hecht, Henry McCarl, Doug Cook- Absent, Sean Henry, Joe Orlando-Absent
Staff: Gregg Cademartori- Planning Director, Matt Coogan, Senior Planner

Mr. Noonan opened the meeting at 7:06 p.m.

I. BUSINESS

- A. Review of Planning Board Minutes of October 1, 2015, October 15, 2015, and December 17, 2015
Motion to approve the minutes of October 1, 2015 was made by Mr. McCarl, seconded by Mr. Henry and unanimously approved.
Motion to approve the minutes of October 15, 2015 was made by Mr. Henry, seconded by Mr. Hecht and unanimously approved.
Motion to approve the minutes of December 17, 2015 was made by Mr. Henry, seconded by Mr. McCarl and unanimously approved.

B. Public Comment

Mark Pool 84 High Popples Road

Mr. Pool stated that he was at the Planning and Development meeting on January 6th and wanted to know why the McGeary proposal regarding the velocity zone was not discussed and why it will be coming to the Planning Board first.

Mr. Cademartori stated that the Planning Department is gathering more information to be able to refer it back to City Council. It will advertise on the Planning Board agenda when a discussion will be held.

Mr. Pool also asked about the project at the Ocean View Inn site. He stated he attended the last Conservation meeting and the commission decided that it would need to go in front of other boards and committee's prior to be heard by conservation.

Mr. Cademartori stated that the Planning Board is waiting for the application.

II. Preliminary Subdivision Review

In accordance with MGL Chapter 41 and Section 3.1 of the Rules and Regulations Governing the Subdivision of Land, City of Gloucester, the Planning Board to review the Preliminary Subdivision Plan for Soones Court submitted by Cheryl D. Soones at **166 – 178 Atlantic Road** (Assessors Map 73 Lot 32, and Map 76 Lots 3, 4, and 5).

Bob Griffin- Griffin Engineering, Beverly MA.

Mr. Griffin gave a brief description of the site; 2 acres of land on Atlantic Road that will be subdivided to create 4 conforming building lots. A small court will be created to serve two of the lots. A definitive plan will be filed in the near future.

Mr. McCarl asked how much of the lots are within in the V zone.

Mr. Griffin stated that most of the lots are in the V zone. The houses will be built on pilings 2 feet above the flood elevation. Mr. Griffin acknowledged that there are complications building on the site but the building codes allow it.

The board and applicant discussed at length the high water marks and mean high water.

Mr. Henry questioned the 2nd lot that is below road level stating that that is would have to be substantially filled. Mr. Henry suggested a site visit so the board could have a better understanding of the site and proposed building lots.

Mr. Noonan and Mr. Cademartori suggested that Mr. Griffin become familiar with recent Planning Board minutes regarding the recent overlay district proposals as well as the city's definition of a lot and the requirements.

Mr. McCarl stated his skepticism of the proposal.

Mr. Cademartori stated that there needs to be a careful understanding of what these lots will be deemed as through the subdivision process. There are two separate issues of what relief might be required for a structure if they were first allowed as buildable lots by variance.

Mr. Henry stated that as a member of the Planning Board; we should distance ourselves from the building process; setting a stage of events is important.

Mr. Cademartori stated that the board must look at what is being proposed and how it will be accessed. Lots will be accessed through a newly constructed way. The appropriateness of the location of that way is something the board has to consider.

Public Comment:

Robert Miselli- 183 Atlantic Road

Mr. Miselli stated concerned that the proposal presented this evening could be a way around having the newly approved overlay that requires a special permit. Does the Atlantic Road Overlay apply to this proposal?

Alicia Terenzi 250 Western Avenue

Ms Terenzi stated that the wave surge should be considered for this subdivision. She asked if the lots would be within 200 feet of the water line.

Mr. Cademartori informed Ms. Terenzi that the Planning Board just recommended a prohibition from development in areas like this. There is a 100 foot setback and the Conservation Commission has jurisdiction over the entire flood plain

A site visit was scheduled for Wednesday, January 13, 2016 at 7:30 a.m.

Motion to continue the review of the Preliminary Subdivision Plan for Soones Court submitted by Cheryl D. Soones at 166 – 178 Atlantic Road (Assessors Map 73 Lot 32, and Map 76 Lots 3, 4, and 5) to January 21, 2016 was made by Mr. McCarl, seconded by Mr. Henry and unanimously approved.

III. REFERRAL FROM ZONING BOARD OF APPEALS FOR COMPREHENSIVE PERMIT APPLICATION (MGL Chapter 40B) – Continued from 12/17/2015 meeting

Planning Board to review a proposal for a 30 unit, mixed use development submitted by 206 Main Street Limited Partnership at **206 Main Street** (Assessor's Map 176, Lot 39).

Mr. Coogan presented a PowerPoint presentation showing historic photographs of downtown Gloucester. The pictures displayed showed varied building heights, combination retail and hotel properties with several buildings 4 stories high with mixed use.

The board discussed whether the project is within the goals of the board and the city plan of 2001. There is an opportunity to create a multi-family building located in a walkable area to amenities and to Mass transit. The 2001 development plan had an objective to provide affordable housing, as well as the 2014 DBG Consolidated Plan that is required by the city to complete every 5 years. That plan found that 44% of households in Gloucester are considered to be low income by HUD standards and 6% of these struggle with a housing problem related to affordability.

Mr. Noonan reiterated some of the key points the board was to look at which included; scale, appropriateness, setbacks and for the retail spaces to be smaller which would be more affordable for merchants.

Mr. Henry stated that the Planning Board should also consider changing regulations regarding height restrictions for the downtown area to conform to what is in existence currently. It is also important to remind the ZBA that in addition to restaurants, grocery stores etc., there are also recreational parks and public facilities readily available.

Public Comment:

Leonard Gyllenhaal 32 Rockport Road

Asked for the average height of all the buildings on Main St stating that only half the city was shown in the analysis.

Alicia Terenzi

Ms. Terenzi expressed concern over the lack of 1 bedroom units in the project. She asked for a decrease in the two bedroom units and an increase in the 1 bedroom units. She stated that within 6 years residents between the ages of 50-75 years old will need housing. There is a waitlist for a senior citizen for 7 years. She stated that the project as proposed is not in the best interests of the residents of Gloucester.

Mr. Henry stated that the statistics that were reviewed- 44% of the households in Gloucester would qualify to live in the building as proposed. The project has committed to give preferential treatment to Gloucester residents- there is almost no way that people from outside the city will live there. It is a good first step in addressing the situation.

Mr. Noonan stated that directionally 30 units of affordable units are a step in the right direction.

The board discussed Gloucester's current and future needs of more affordable housing and the Planning Boards ongoing plans to reach that the city's goals.

Motion to recommend to the ZBA the 30 unit, mixed use development submitted by 206 Main Street Limited Partnership at 206 Main Street (Assessor's Map 176, Lot 39) as described in the memo dated January 7, 2016 was made by Mr. Henry, seconded by Mr. Hecht and unanimously approved.

IV. OTHER BUSINESS

Mr. Cademartori informed the board of a Common Driveway Application for 104-106 Thatcher Road. He stated that it was not built according to plan, however there is no adverse impact. It is only serving two lots. It was regraded and expanded and wanted to ensure that it was recorded at the Registry of Deed properly. They are looking to get a Certificate of Occupancy.

Motion to approve a Certificate of Completeness with the condition as identified in the Use and Maintenance agreement was made by Mr. Henry, seconded by Mr. Hecht and unanimously approved.

VI. ADJOURNMENT

Motion to adjourn the meeting was made by Mr. McCarl, seconded by Mr. Hecht and unanimously approved.

VII. NEXT MEETING

Next regular meeting of the Planning Board January 21, 2016

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