

City of Gloucester

Planning Board

January 21, 2016

7:00 P.M.

Kyrouz Auditorium

9 Dale Ave, Gloucester

Richard Noonan, Chair

Meeting Minutes

Members Present: Mary Black- Vice Chair, Sean Henry, Ken Hecht, Henry McCarl, Joe Orlando, Rick Noonan- **Absent**, Doug Cook-**Absent**

Staff: Gregg Cademartori- Planning Director, Matt Coogan- Senior Planner

The minutes of January 7, 2016 were deferred to the February 4, 2016 meeting.

Public Comment: None

Consent Agenda:

Planning Board to consider the ***Approval Not Required*** Plan submitted by William H. Trayes, Jr. to create an additional unbuildable lot at **4 Parker Street** (Assessors Map 54, Lot 98)

Mr. Coogan reported to the board that it is an undersized parcel and does not conform to the zoning district and the plan does denote that it is not considered to be a buildable lot. The lot is being conveyed to the neighbors at 4 Parker Court.

Motion: The subdivision control law does not apply to the plan submitted by William H. Trayes, Jr. to create an additional unbuildable lot at 4 Parker Street (Assessors Map 54, Lot 98) was made by Mr. McCarl and seconded by Mr. Hecht and unanimously approved.

Continued Preliminary Subdivision Review

In accordance with MGL Chapter 41 and Section 3.1 of the Rules and Regulation 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). **Continued to February 4, 2016**

Motion to continue the Planning Board 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 February 4, 2016 was made by Mr. McCarl and seconded by Mr. Orlando and unanimously approved.

Other Business

3 Lexington Ave Site Plan- discussion of compliance

Mr. Coogan reported that the site plan was approved by the board in the winter of 2014 and they are now looking for a Certificate of Occupancy. Changes have been made to the plan; grades were changed that affected the park bench, increase in size of fencing around dumpster, freezer on site is larger in size than originally approved and the curb stops that were originally on the plan were replaced with bollards because of snow plowing concerns. It is a post mortem process

Mr. Cademartori stated that staff is trying to educate applicants on how to proceed when modifications are made to a project after an approval. The city ends up with an "As Built" plan that the board didn't approve. The applicant is asked to explain and defend the changes that were done.

Continued discussion of 2014 Harbor Plan recommendations

Mr. Cademartori continued the discussion regarding the potential issue of how the newly defined flood plains can affect new or redevelopment on the waterfront. The focus is on the DPA as the boundaries have changed. A slide presentation was shown presenting a potential project that could come forward that would comply with current local zoning and regulations of Chapter 91. The site located at 1 Harbor Loop was used for the presentation. It included looking at the potential impact on height and how height is determined; what impacts that would have on the capacity of the site and how it relates to parking requirements. The scenario included a water dependent use, industrial use and some supporting uses; it consisted of 37,000 square feet of industrial use and 27,000 square feet over two floors. Currently, height is determined by measuring the ground height at all corners of a building and then the average is taken of those measurements. A 40 foot limitation is currently written in the regulations. There are no exceptions and a variance has to be pursued. Since the FEMA flood maps have changed, the regulations may have to be looked at; rather than utilizing the existing grade of the land as the base line for measuring height of a building it may have to start at the FEMA flood elevation. It is worthwhile to examine how building height is measured.

The board discussed potential changes in determining height changes for buildings in the DPA.

CPA Update

Mr. McCarl reported that the CPA deadline for preliminary proposals is February 29th and final proposals are due on April 15th. Decisions will be made in October or November and money will be released in December.

Announcements

Mr. Cademartori informed the board that there is a housing forum on February 4 at 6:00 in the Kyrouz auditorium.

Adjournment

Mr. McCarl motioned to adjourn the meeting with a second by Mr. Orlando. The motion was unanimously approved.