

**CITY OF GLOUCESTER
PLANNING BOARD
MEETING MINUTES
February 4, 2016
7:00 P.M.
Kyrouz Auditorium
9 Dale Ave, Gloucester
Richard Noonan, Chair**

Members Present: Rick Noonan - Chair, Mary Black - Vice Chair, Henry McCarl, Joe Orlando, Doug Cook

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

Mr. Noonan opened the meeting at 7:03 PM.

I. BUSINESS

- A. Review of Planning Board Minutes of January 7, 2016 and January 21, 2016
Review of the January 7, 2016 meeting was deferred to the February 18th meeting.
Motion to approve the minutes of January 21, 2016 was made by Mr. McCarl, seconded by Mr. Cook and unanimously approved.

II. New Public Hearing-Repetitive Petition

In accordance with MGL Chapter 40A, Section 16, Gloucester Planning Board to consider: whether specific and material changes in the conditions have occurred related to requested variances and special permits **at 480A Washington Street (Assessors Map 110, Lot 13)** that were unfavorable acted upon by the Zoning Board of Appeals.

Stephanie Holland- Mill Street, Manchester

Ms. Holland stated that the house has been changed to 2 floors and will be expanded on the right side by 6 feet. The house is not much bigger than a two car garage.

Jay Jarosz - Gloucester

Mr. Jarosz stated that the entrance to the house is on the upper floor by the street. The design and access is better. The height is not an issue and will comply with the 30 foot maximum. The house will be consistent with the neighborhood.

Mr. Cademartori stated that the Planning Board usually does not get petition like this, however in Chapter 40A it states that if an application is made to the ZBA or to any committee for a special permit and is denied, the applicant is forbidden from refileing for a two year period unless there is a specific or material change in the application that the unfavorable ruling was based upon. 40A contemplates that the applicant presents to the Planning Board and receives a determination by a majority and that it is agreed upon that there has been a change in the application. Then the applicant must get the same finding from the board that denied the project. The board must determine that there has been a significant change so they can proceed to the ZBA without waiting two years.

Public comment;

Frank Wright- Sunset Point Road- Member of ZBA

Mr. Wright stated that the issue with the initial project design was the height and the mass on the right of the house. The home is in a crowded neighborhood and the hope was to be able to push the house back instead of to the side. Mr. Wright recommended that the Planning Board find that the height has changed so it can come back to the ZBA for further review.

Mr. Orlando made a motion that the Planning Board recognizes that there has been a significant change in the projects design and for it to be sent back to the ZBA for review, seconded by Mr. McCarl and unanimously approved.

III. Continued 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).**

Mr. Noonan reopened the public review.

Mr. Cademartori reported that the applicant requested a continuance until March 3, 2016.

Mr. Orlando made a 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 March 3, 2016, seconded by Mr. McCarl and unanimously approved.

IV. OTHER BUSINESS

A. Continued discussion of 2014 Harbor Plan recommendations

Mr. Cademartori stated that at the last Planning Board meeting a power point presentation focused on the recommendations from the Harbor Plan that specifically looked at the potential capacity of several lots in the DPA and whether or not there are any current or new limitations for operations of expansions for new businesses. Height limitation and parking capacity were discussed. The new FEMA floods maps have a significant impact to both residential and commercial construction; in particular- the minimum first floor elevation. With most harbor properties in the flood plain, it is looked at as a potential impediment to expansion. Additionally because of the current definition of height, any property that is on a slope the current height restrictions work against the project.

B. CPA Update

Mr. McCarl reported that the CPA is still in the preliminary stages and are just starting to get proposals in.

V. ADJOURNMENT

Motion to adjourn was made by Mr. McCarl and seconded by Mr. Orlando and unanimously approved.

VI. NEXT MEETING

Next regular meeting of the Planning Board February 18, 2016

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