



CITY OF GLOUCESTER
PLANNING BOARD
MEETING MINUTES
August 18, 2016
7:00 P.M.

Kyrouz Auditorium
9 Dale Ave, Gloucester

Richard Noonan, Chair

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

Staff: Gregg Cademartori, Planning Director, Matthew Coogan, Senior Planner

I. BUSINESS

A. Public Comment-None

II. CONSENT AGENDA

1.Planning Board to consider the *Approval Not Required* Plan submitted by Sarah Campbell to adjust a lot line at **71 Norwood Heights** and **94 Leonard Street** (Assessors Map 182 Lots 2 and 41). Mr. Cademartori reported that there are no impacts with the minor adjustment to the lot line.

A motion that the subdivision control law does not apply to the ANR Plan submitted by Sarah Campbell to adjust a lot line at 71 Norwood Heights and 94 Leonard Street (Assessors Map 182 Lots 2 and 41)was made by Mr. Hecht, seconded by Mr. Cook and it was unanimously approved.

2. Planning board to consider the *Approval Not Required Plan* submitted by Anthony Zerilli to adjust a lot line at **73 Magnolia Avenue** (Assessors map 193 lot 21).

Mr. Cademartori reported that the applicant has gone through the soil evaluation process and has been to the Board of Health for a special permit. It has been approved.

A motion that the subdivision control law does not apply to ANR Plan submitted by Anthony Zerilli to adjust a lot line at 73 Magnolia Avenue (Assessors map 193 lot 21) was made by Ms. Black, seconded by Mr. Cook and unanimously approved.

III. CONTINUED PUBLIC HEARINGS

In accordance with the provisions of MGL Chapter 40A, Section 5, and the Gloucester Zoning Ordinance, Section 1.11, the Gloucester Planning Board shall consider the following petitions to amend to the Zoning Ordinance as follows:

Amend the Gloucester Zoning Ordinance, Section VI: Definitions, "Open Space" that said definition includes natural resources of wetlands, forest and agriculture land as open space. *Continued from 7/21/2016 meeting.*

Mr. Cademartori reported that there are sweeping impacts to making changes to the definition and that Councilor Gilman will be working with the Open Space Committee. It can be better addressed in the Code of Ordinances.

Public comment: None

A motion to not change the definition of the open space and the Planning Board recommends to the City Council not to amend the Gloucester Zoning Ordinance, Section VI: Definitions, “Open Space” that said definition includes natural resources of wetlands, forest and agriculture land as open space was made by Ms. Black, seconded by Mr. Hecht and unanimously approved.

The public hearing was closed with a motion made by Mr. McCarl, seconded by Mr. Hecht and unanimously approved.

Amend the Gloucester Zoning Ordinance, Section VI: Definitions, by creating a definition entitled “Compost Facility/ Composting Operations” that addresses permitting, siting, design and operations requirements. *Continued from 7/21/2016 meeting.*

Mr. Cademartori stated concerns have been raised by the Dogtown Advisory Committee. The zoning ordinance is the wrong target for changes to be made. It will need much vetting before any changes can happen.

Public comment: Opposed

Roland Hadley, 257 Concord St.

Mr. Hadley stated that composting falls under the Department of Agriculture. There are two agencies a facility must be registered with.

The public hearing was closed with a motion made by Mr. McCarl, seconded by Mr. Hecht and unanimously approved.

A motion for a negative recommendation to the City Council to Amend the Gloucester Zoning Ordinance, Section VI: Definitions, by creating a definition entitled “Compost Facility/ Composting Operations” that addresses permitting, siting, design and operations requirements was made by Mr. McCarl, seconded by Ms. Black and was unanimously approved.

IV. OTHER BUSINESS

1. Acceptance of Subdivision Completion and Covenant Release –West Brook Lane (formerly 136R Magnolia Avenue).

Attorney Joel Favazza- Seaside Legal Solutions

Attorney Favazza stated that the subdivision came before the Planning Board in 2000. An as built plan has been submitted. The stone curb has not been installed and does need to be installed. The stone bounds for the new lots have not been completed yet but will be done in time. Attorney Favazza requested that the board allow the project to move forward with the work to be done at a later date. Pins will be put in as markers in the interim.

Mr. Cademartori stated that there is not a particular concern with the curbing and as long as there is a commitment to get the work done on the stone walls there are no issues.

A motion to approve the final release of the covenant for 6 Westbrook Lane with the condition that the property lines will be marked by metal monuments was made by Ms. Black, seconded by Mr. Hecht and unanimously approved.

Mr. Cademartori read the covenant to the board.

2. CPA Update

Mr. McCarl stated that the CPA’s next meeting is in September when the recommendations will be considered. Decisions will be made at that time.

3. East Gloucester rezoning update

Mr. Cademartori stated that planning is working with the MAPC to get a draft of housing and the rezoning. Meeting will reconvene in the next couple of weeks to continue the work.

V. ADJOURNMENT

A motion to adjourn was made by Mr. McCarl, seconded by Mr. Hecht and unanimously approved.

VI. NEXT MEETING

Next regular meeting of the Planning Board September 1, 2016

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