



CITY OF GLOUCESTER

PLANNING BOARD

MEETING MINUTES

Thursday September 2, 2010 at 7PM

Kyrouz Auditorium, 9 Dale Avenue

Richard Noonan, Chair

Members Present:

Rick Noonan, Chair

Mary Black, Co Chair

Marvin Kushner

Karen Gallagher

Henry McCarl

Gregg Cademartori, Planning Director

Pauline Doody, Recording Clerk

I. BUSINESS

A. Call to Order with a Quorum of the Planning Board

B. Introduction of Planning Board Members and Staff

II. APPROVAL OF MINUTES

A. Meeting of August 19, 2010

Mr. Noonan stated the August 19th minutes would be reviewed at the next Planning Board meeting of September 9th, as all of the members did not have a chance to read them.

III. PUBLIC COMMENT- None

IV. CONSENT AGENDA

A. Form A Application

- Ute DeMarco von Haller Revocable Trust to divide 10, 12, 28 and 38 Causeway Street and 99 Concord Street (Assessors Map 234 Lots 47, 62, 81, 83, and 85, respectively) into four (4) building lots in the R-20 Residential District.

Mr. Cademartori stated that he had forwarded the information to the board members and has had some discussion with the representative about the provision of the subdivision regulation related to the steep slopes potential impediments to access a portion of the lots. After review the contouring information that was provided lots 1, 2, and 4 all have areas that can be accessed with slopes that are less than 25%, however until more information is provided, lot 3 does exceed the 25% slopes across its frontage particularly in the access portion of the lot. It was suggested that more information for that lot needs to be obtained or a site visit by the board. There is a physical impediment to access.

Presenter: Attorney Michele Harrison, 63 Middle Street, Gloucester

Attorney Harrison stated that she is representing Ute DeMarco who would like to take 5 lots and turn them into 4 lots. With the issues with Lot 3, in the interest of time my client is willing to have Lot 3 labeled as an unbuildable lot until we can provide the access.

Mr. Cademartori stated that barring the issue with Lot 3 the other 4 lots are compliant for the new R20 district having greater than 20,000 square feet and the required frontage for the district.

Motion: That the subdivision control law does not apply to the referenced ANR application as amended bearing a date of the date of 9-2-2010 showing lot 3 as an unbuildable lot.

1st:Karen Gallagher
2nd:Henry McCarl
Vote: All approved 5-0

B. Site Plan Reviews

- JaJo Realty Trust to construct new commercial building at 146-148 Eastern Avenue (Assessors Map 160 Lots 39 & 48). (**Continued from August 19th**)

Presenter: Marcy Pregent, 8 Macomber Road, Gloucester

Mr. Cademartori stated that he has received the revised plan dated 9-1 which includes the updated plan with the treatment of landscaping, screening the new parking fields, a drainage plan has been submitted and is close to completing the review. He mentioned to the applicant that there is a zoning access requirement that there has to be a curb cut of no more than 25 feet. The access is proposed at 40 feet.

Ms. Pregent stated is an existing opening and that we are making it a little larger and showed the plan to the board

Mr. Cademartori stated that because there is a change of use the way the Building Inspector may interpret this is that the access to the property as it was proposed before was 25 feet wide and now it proposed as a 40 foot wide opening.

Ms. Pregent stated that she thought it would be better to have it bigger as a safety issue

Mr. Cademartori stated that typically two cars could fit at the same time with a bigger opening and that is why it's 25 feet wide. He stated that you can address it this evening, and the board can puts the conditions on it. We are still waiting for the drainage plan. I think we can site this plan and reference, unless there is an issue with zoning and compliance.

Conditions:

- **25 foot wide entrance**
- **Granite curbing at entrance**
- **Landscaping as depicted or equivalent**
- **Final drainage plan**

Motion: To approve JaJo Realty Trust to construct new commercial building at 146-148 Eastern Avenue (Assessors Map 160 Lots 39 & 48) subject to the stated conditions.

1st:Marvin Kushner
2nd:Karen Gallagher
Vote: All approved 5-0

V. PUBLIC HEARING

Definitive Subdivision Review

In accordance with MGL Chapter 41, Section 81, the Gloucester Planning Board will hold a Public Hearing on Thursday September 2, 2010 in the Fred J. Kyrouz Auditorium to consider a Definitive Subdivision Plan entitled "Peninsula Point" filed by John Ferraro, located at 134-136 Hesperus Avenue, Assessors Map 109, Lots 41 and 61.

Presenter: Tobin Shulman , Seimesko and Burbridge, Beverly, MA.

Mr. Shulman stated that the preliminary plan was approved 1 year ago and since that time there were items to get clarified. What does remain is the issue with Conservation Commission because of the roadwork at the intersection at Hesperus Ave. The layout is from a survey perspective. It is the same configuration of the lots and roadway. The detail drainage plan has been added.

Mr. Shulman stated that the primary concerns were the amount of additional paving, how we were going to address the drainage, as well as a conflicting concern as to the amount of pavement added versus the amount of pavement required to allow a fire truck to come in and turn around. We have tried to strike a balance by having a slightly narrow roadway leading to the circle, but the circle itself being the same size as in the preliminary for the turnaround of the fire trucks.

We would like to break 2 lots to 3 and reconfigure the lot boundaries. (Showed plan to the board).

The proposition is to add a lane with the required turnaround. There is a future intention of demolishing the house on Hesperus Ave and moving it back off the road. Right now the house is in the buffer zone of the wetland across the street. We also want to break off a lot that borders the land owned by the City of Gloucester. That lot meets the zoning requirements and each lot would be served off of the new lane.

Mr. Shulman stated that the majority of the runoff is handled by processing through the sediment forebay which is in the center of the turnaround which feeds the infiltration basin

The way it works is that the grade needs to be lifted up. The way the grades work, we are not able to capture all of the runoff of the driveway so we are proposing to upgrade the infrastructure that is present in Hesperus Ave. in order to deal with this small amount of runoff, because the site is sloping toward Hesperus Ave. In addition, the roadway 16 feet of width paved which is less than is needed for a lane.

We have 16' paved with which is sufficient to have a fire truck to come in and get into the full sized turnaround. It would be a crowned 16 foot way.

Mr. Noonan asked to see a cross section for clarification and asked for an idea of the values in feet.

Mr. Shulman explained the values to the board.

Mr. Cademartori stated that it is satisfying the 8% slope maximum. Engineering has started the review. There are two concerns; the capacity of the infrastructure of Hesperus Ave and tying into a public system, and the Conservation Commission will have want that evaluated because it drains to a nearby stream. From the perspective of the property immediately adjacent which is city land providing access to Raffe's Chasm, the discharge of drainage compared to the natural flow needs to be evaluated. The plan is fairly consistent with the preliminary submission. In terms of limiting storm water generation of the island interior as part of the structure is a good idea. Because of site topography you can't make the water go uphill, so tying into the existing system is one of the only alternatives. The Board has received correspondence from the Board of Health and they do not have any specific comments or concerns with the design. In the future they will be reviewing the septic systems for new construction. Pictures and pictometry of the site have been provided to the Board.

Ms. Gallagher was concerned with Lot 3, which is set farther down from the rest and asked if the fire truck would come down the driveway or fight a fire from the turnaround. She asked for the distance from the turnaround to the lot.

Mr. Shulman stated it was approximately 350 feet and there is a proposed fire hydrant for the lane.

Mr. Noonan asked for a time line for the project.

Mr. Shulman stated that he would be presenting to the Conservation Commission on September 15th and that there is a slight increase in the amount of paving and it needs to be talked through.

Public Comment:

Steven Finestien, 130 Hesperus Ave, Gloucester

Mr. Finestien stated that he has recently moved in and would like some clarification regarding a fence on the eastern boundary as approaching Lot 1. He believes it cuts into Lot 1.

Mr. Shulman showed the area to Mr. Finestien.

Mr. Finestien stated that it was hard to envision and would like to join the site visit when it is set. He also confirmed that this was for a single-family home.

Mr. Cademartori told Mr. Finestien that the plans are on file for review and single family use is what is permitted for the RC-40 residential district.

Brian Buia, Apple Associates.

Mr. Noonan stated to Mr. Buia that the Board had talked about the smaller 20 ft lane and pitch issues and asked if there was anything else he would like to add.

Mr. Buia stated that they held the same lot layout as the preliminary submission. We did maintain a 40 width Right of Way and what we are proposing is 16 feet of pavement and two foot shoulders which is

adequate from a fire and safety standpoint and leaves ample room for vehicles to pass each other. We are adding 4 feet of payment of existing driveway, which is 12 feet to 14 feet. The nature of the project is small. The current driveway provides access to two of the homes. Mr. Ferrara house will stay where it is. It will improve drainage on Hesperus Ave.

Mr. Cademartori asked if a new water line had to be laid.

Mr. Buia stated, yes for the two homes that is proposed.

Motion: To continue Definitive Subdivision Plan entitled “Peninsula Point” filed by John Ferraro, located at 134-136 Hesperus Avenue, Assessors Map 109, Lots 41 and 61 the to the first meeting in October.

1st:Henry McCarl

2nd:Mary Black

Vote: All approved 5-0

VI. OTHER BUSINESS

A. Planner’s Report

Mr. Cademartori stated he had forwarded to the board was the Commonwealth Capital Application, which is a yearly snapshot the city’s progress in several areas. The application was accelerated to satisfy a requirement for a state Park grant submission that was file for the rehabilitation of Burnham’s field. If you have that application on file with the state, it accounts for about 30% in the competitive scoring of grants between communities applying.

Mr. Cademartori also reminded the board to take a look at the Open Space and Recreation Plan document. At some point the Board will be asked to review it and it is a fairly broad plan. There is a new focus on active use of municipal land.

Ms. Gallagher stated the CPA committee is continuing to review the projects that have been submitted. At the September 22nd meeting we will take a vote to determine as to what projects will be receiving recommendations to be funded and then they will be submitted to City Council. We want to have the awards done in November.

B. Chairperson’s Report

Mr. Noonan stated that he received an email regarding Fred Cowen and Jack Vondras and stated that he made the recommendation that any efforts Mr. Cowen makes and forwarded that to the PIRC chair and to the Board to delineate where things stand so we can move forward..

VII. ADJOURNMENT

Motion: To adjourn the meeting at 8:15pm

1st:Henry McCarl

2nd:Karen Gallagher.

Vote: All approved 5-0

VIII. NEXT MEETING

Next regular meeting of the Planning Board is Thursday September 9, 2010

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