



**CITY OF GLOUCESTER
PLANNING BOARD
REVISED MEETING MINUTES
December 15, 2016**

6:00 P.M.

**Kyrouz Auditorium
9 Dale Ave, Gloucester**

Richard Noonan, Chair

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

Staff: Matt Coogan- Senior Planner

I. BUSINESS

A. Public Comment- None

II. PUBLIC HEARINGS

In accordance with the City of Gloucester Zoning Ordinance, Sections 5.10 and 3.4.2 The Planning Board to review the following application:

Christopher and Carleen Melanson for a Special Permit to construct a new home located within the Water Protection Overlay District at **12 and 12R Cole Avenue** (Map 213, Lots 24 and 25).

Dan Ottenheimer- Mill River Consulting

Chris Melanson- Owner of property

Mr. Ottenheimer explained that 2 parcels have been combined. He reviewed the submitted plan with the board. The topography of the lot has not been changed. The roof and driveway runoff will be directed toward a rain garden. It will not be paved. The Zoning Board did grant the relief. It will be serviced by a public sewer line. The applicant is open to prohibiting herbicides and pesticides use on the lot. Less than 5% of property is covered by the home.

Mr Coogan reported that the applicants have received a frontage variance from the zoning board.

The city engineer has provided a document and it highlights some technical issues that can be resolved.

Mr. Noonan stated that the board will need time to review the city engineer's memo and suggested that the hearing be continued to the next Planning Board meeting.

Public comment: None

Motion to continue the public hearing for Christopher and Carleen Melanson for a Special Permit to construct a new home located within the Water Protection Overlay District at 12 and 12R Cole Avenue (Map 213, Lots 24 and 25) to January 5, 2017 was made by Mr. Hecht, seconded by Mr. McCarl and unanimously approved

II. OTHER BUSINESS

1. 2017 Planning Board meeting schedule

The board agreed to the proposed 2017 meeting schedule and the new start time of 6:00 pm.

2. CPA Update

Mr. McCarl reported that one set of hearings are done and approved. Another hearing will be held in January, but won't get to City Council for approval until February.

3. East Gloucester Zoning update

Mr. Coogan reported that a working group meeting was held with the consultant. The group is continuing to figure out the East Gloucester neighborhood with its mixed uses. The neighborhood embraces the mixed uses. A new district description is being developed. The consultant will be drafting a zoning ordinance in the next month or so to include multiple uses. The board agreed to become more involved in the upcoming changes in East Gloucester.

III. ADJOURNMENT

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

IV. NEXT MEETING

Next regular meeting of the Planning Board January 5, 2016 (may be subject to change).

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