



**CITY OF GLOUCESTER  
PLANNING BOARD  
January 19, 2017  
6:00 P.M.**

**Kyrouz Auditorium  
9 Dale Ave, Gloucester  
Richard Noonan, Chair**

Members Present: Rick Noonan, Chair, Doug Cook, Henry McCarl, Ken Hecht, Mar Black -**Absent**, Joseph Orlando-**Absent**, Shawn Henry-**Absent**  
Staff: Gregg Cademartori, Planning Director

**I. BUSINESS**

A. Public Comment- None

**II. OTHER BUSINESS**

**1. Planning Division Update**

**a. Inventory of Past Plans and Planning Horizons**

Mr. Cademartori stated that after the last meeting the board requested to be more involved and proactive in city planning. He gave a power point presentation giving an overview of the Community Development Plan and upcoming projects within the next 3-6 months as well as 1-1 ½ years out. The Community Development Plan is on the website and covers broad areas that are typically a 10 year plan. The Harbor Plan came out in 2015. The difficulty with this plan is how to measure it.

The board discussed each city plan within the Community Development Plan.

**b. Planning Board Tools and Regulations (Zoning, Subdivision, Special Permit and Site Plan Review)**

Mr. Cademartori explained that the primary purpose of the Planning Board is the subdivision control law zoning ordinance. He reviewed all aspects of the planning board tools and regulations.

**c. Housing Production Plan Status**

Mr. Cademartori stated that the housing production plan is being pursued for a number of reasons. It would have to be adopted by the Planning Board and City Council. How, where, should housing be built is a discussion that needs to be had.

**d. East Gloucester Waterfront Zoning Project Status**

The East Gloucester project is a neighborhood area plan that came out of the Harbor Plan effort. A broader housing discussion will need to be had before the downtown plan can move forward. The discussion will include what people value and how to get there.

The Railroad Ave project makes sense from a planning perspective. The need is to get a sense of what type of scale people are comfortable with. Things have to start with the housing policy before branching out.

**Annual Action Plan:**

The annual action plan includes a housing rehab program. Budget planning is very important as part of the strategic plan. It will be more focused on infrastructure and facility needs.

**e. Activity Outline Winter/Spring 2017**

Mr. Cadematori asked the board if they were comfortable with the level of input from staff. He asked if they would like more opportunity to have more input.

Mr. Hecht stated that he felt there was a very good match between board and staff opinion. He asked Mr. Cadematori that if there were 10 things that could be changed tomorrow- what would they be.

Mr. Cadematori stated that doing postmortem on some projects would be helpful. In addition to that is the subdivision itself. Currently there is a difference of the minimum that is required by the ordinance and what fire access needs. Another issue is the common driveway; because of the fire access code. Applicants follow the standards for a small road; however a ladder truck has to be able to have access. These are little things but are costly and time consuming.

Mr. Coogan stated that there are applications on the Planning Board website, but different departments have different standards and that is where applicants are running into issues. It wastes a lot of time and is frustrating.

The board should concentrate on articulating the language in the subdivision regulation.

The board had a general discussion of the overall strategic plan for the city's fire department, police department, City Hall, YMCA and the schools.

**III. NEXT MEETING**

*Next regular meeting of the Planning Board February 2, 2017*

**Planning Board Members: *If you are unable to attend the next meeting please contact the Planning Office at (978)325-5235.***