



**CITY OF GLOUCESTER
PLANNING BOARD
February 2, 2017
6:00 P.M.**

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

Members Present: Rick Noonan- Chair, Mary Black- Vice Chair, Henry McCarl, Doug Cook, Shawn Henry, Joe Orlando, Ken Hecht- **Absent**
Staff: Matt Coogan- Senior Planner, Gregg Cademartori- Planning Director

I. BUSINESS

- A. Approval of Outstanding Minutes was continued to the next meeting.
- B. Public Comment- None

III CONSENT AGENDA

Planning Board to consider the *Approval Not Required* Plan submitted by Bonnie A Gunn and Robert H Caron III, to adjust a lot line at 41 & 43 Marble Road (Assessors Map 75, Lots 15 and 16). Mr. Cademartori explained the lot to the board. 4.75 acres will be conveyed to Greenbelt. It will be unbuildable. There is no issue with the existing property. Part of the land is being sold to abutters.

Motion to approve the Approval Not Required Plan submitted by Bonnie A Gunn and Robert H Caron III, to adjust a lot line at 41 & 43 Marble Road (Assessors Map 75, Lots 15 and 16) was made by Mr. Henry, seconded by Mr. Mc Carl and unanimously approved. Ms. Black recused herself.

II. OTHER BUSINESS

- 1. Anchorworks Subdivision Form M – Cape Ann Forge Trust request for partial release of covenant for lots 3, 4 and 5.

Mr. Cademartori explained to the board that there was an approval last year and that 90% of the subdivision is completed. Documents have been submitted to public works and engineering and infrastructures are in place. They are requesting lots 3 & 4 to be released from the covenant. The board still has covenants on the other three lots to be released at a later time.

Motion to approve the partial release of covenants for the Anchorworks Subdivision – Cape Ann Forge Trust for lots 3, 4 and 5 was made by Mr. Orlando, seconded by Mr. McCarl and unanimously approved. Ms. Black recused herself.

- 2. Housing Production Plan Update

Mr. Coogan informed the board that they are waiting on the consultant to finalize the draft and are working with the MAPC. The board has to adopt it first. The process starts with the assessment of current housing. The population is going down. The board discussed the types of housing units, occupancy, how many units need to be built over the next 10 years. Gloucester is currently creating mostly single family homes. The trend shows the need for more multi-family housing. Median household income for Gloucester is \$60,000. The metropolitan greater Boston is median income is \$98,000. Rentals are based on the Boston income. 10% of the populations live below the

poverty line. There are 10 goals in the plan and strategies to reach these goals. One goal is to minimize barriers to be able to build. The most important thing is to correct/adjust/ change the ordinances that are currently in place. The plan is being finalized next week and will be posted on the website. It will be on the March 2nd agenda to adopt the plan.

3. East Gloucester Zoning update – February 13, 2017 Public Forum

Mr. Cademarotori stated there will be a public meeting on February 13th back at Maritime Gloucester. It will then move into more informal discussion at the board level.

4. CPA Update

Mr. McCarl stated that all 14 projects were approved. Money distribution is being determined and should be complete by the end of the month.

III. ADJOURNMENT

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

IV. NEXT MEETING

Next regular meeting of the Planning Board February 16, 2017

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