



**CITY OF GLOUCESTER  
PLANNING BOARD  
February 16, 2017  
6:00 P.M.**

**Kyrouz Auditorium  
9 Dale Ave, Gloucester**

**Richard Noonan, Chair**

**Members Present: Rick Noonan, Chair, Joesph Orlando, Doug Cook, Henry McCarl, Shawn Henry, Ken Hecht, Mary Black, Absent**

**Staff: Gregg Cademartori, Planning Director, Matt Coogan, Senior Planner**

**Quorum of City Council: Melissa Cox, Joe Ciolino, Val Gilman, Paul Lundberg, Jamie O'Hara Mr. Destino**

**Lundberg and Ciolino left at approximately 7:00 pm**

**I. BUSINESS**

**A. Approval of Outstanding Minutes – 4/21/2016, 5/5/2016, 10/24/2016, 11/3/16, 11/17/2016, 12/15/2016, 1/5/2017, 1/19/2017, 2/2/2017**

**Motion to approve the minute of 4-21-16 was made by Mr. McCarl, seconded by Mr. Hecht and was unanimously approved.**

**Motion to approve the minutes of 10-24-16 was made by Mr. McCarl, seconded by Mr. Hecht and was unanimously approved.**

**Motion to approve the minutes of 11-3-16 was made by Mr. Mc Carl, seconded by Mr. Orlando and was unanimously approved.**

**Motion to approved the minutes of 11-17-16 was made by Mr. McCarl, seconded by Mr. Cook and was unanimously approved.**

**Motion to approve the minutes of 12-15-16 was made by Mr. McCarl, seconded by Mr. Hecht and unanimously approved.**

**Motion to approve the minutes of 1-5-17 was made by Mr. McCarl, seconded by Mr. Orlando and was unanimously approved.**

**Motion to approve the minutes of 1-19-17 was made by Mr. Hecht, seconded by Mr. Cook and unanimously approved.**

**Motion to approve the minutes of 2-2-17 was made by Mr. McCarl, seconded by Mr. Hecht and unanimously approved.**

**B. Public Comment-None**

**III CONSENT AGENDA**

Planning Board to consider the *Approval Not Required* Plan submitted by Larkin Real Estate Group Inc. (owner: Jean B O'Gorman) , to create 2 new lots at 3 Colburn Street (Assessors Map 157, Lot 73).

Mr. Cademartori stated that Attorney Larkin requested a withdrawal of the application.

**Motion to accept the withdrawal for the Approval Not Required Plan submitted by Larkin Real Estate Group Inc. (owner: Jean B O’Gorman) , to create 2 new lots at 3 Colburn Street (Assessors Map 157, Lot 73) was made by Mr. McCarl, seconded by Shawn Henry and unanimously approved.**

**Shawn Henry recused himself**

Planning Board to consider the *Approval Not Required* Plan submitted by Catherine Schlichte on behalf of T.S. Eliot Foundation to adjust a lot line at 18 Edgewater Road & 19 Stewart Avenue (Assessors Map 134, Lots 7 and 10).

**John Judd, Gateway Consultants**

Mr. Judd stated that it is a fairly straight forward lot line adjustment

Mr. Cademartori stated that a discussion was held with the attorney and it has been noted that Stewart Ave has not yet been constructed and a note has been added to the plan that no building permit shall be issued until Stewart Ave frontage is improved and in compliance with the Gloucester Planning Board rules and regulations

**Motion that the subdivision control law does not apply to the Approval Not Required Plan submitted by Catherine Schlichte on behalf of T.S. Eliot Foundation to adjust a lot line at 18 Edgewater Road & 19 Stewart Avenue (Assessors Map 134, Lots 7 and 10) was made by Mr. Hecht, seconded by Mr. McCarl and unanimously approved.**

**Mr. Henry rejoined the meeting**

**II. 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 will consider the following petition to amend to the Zoning Ordinance:

Add Section 5.29 “Mixed Use Overlay District (MUOD)” for the purpose of allowing a combination of retail, commercial, business, residential and/or community service uses benefiting the residents of the City of Gloucester. Such uses shall only be allowed by the issuance of a Special Permit granted by the Gloucester City Council.

Deborah Eliason – Eliason Law Office  
Peter Gourdeau- Windover Construction  
John O’Connor- Dolton Co  
Mr. Meany- YMCA  
Sam Park- Sam Park & Co.

Attorney Eliason gave an overview of the overlay district. Each section was reviewed with the board.

Public Comment: None

The board had several questions regarding the adequacy of parking for the site.

Sam Park informed the board that currently there is 3.75 to 1 at Market Basket and seems to work well, and in addition his current Littleton is just under 4-1 and is more than adequate.

Mr. Hecht asked about the peak hours for the YMCA regarding traffic.

Mr. Park stated that the busiest time are the morning, then late afternoon and evening with Saturday mornings included. Part of that will be the retail component; banking, UPS store, etc. The housing will also be built in. The Friday evening traffic should not overlap with the evening traffic of the YMCA.

Mr. Meany spoke more to the parking concerns stating that there have been 3 modern YMCA's built in the last 10 years. Ipswich has 5500 members and has 150 parking spaces; Beverly has an 80,000 s.f. footprint and has 325 spaces and no issues, Marblehead 88,000 s.f. and 390 spaces with no parking issues. The proposed parking will be more than substantial. Currently Gloucester has 4500 members and most likely it will double.

Mr. McCarl asked how the number and type of units were decided on.

Mr. Bordeaux stated that market research has been done and formulas are followed according to the research. The ratios are 1/3 1 bedrooms and 2/3 two bedrooms. They will be at market rate.

Mr. Henry stated concern that the city's ordinance states that 15% should be affordable units and that it has not been address in the proposal. He asked if the draft is intended to supersede the underlying requirement.

Attorney Deborah Eliason stated that payment in lieu will be used as allowed by the ordinance. The proposal is predicated upon 100% market value units.

Mr. Henry also stated concern that the draft overlay limits the special granting authority, removes the Planning Board, and states that the Planning Board cannot hold a public hearing. It curtails adequate discussion on affordable housing and removes an entire part of the process.

Attorney Eliason stated that the intent is to have a recommendation from the Planning Board. The hearing portion was taken out in an effort to streamline the process.

Mr. Cademartori stated that when the Planning Board receives a major project referral, it doesn't normally hold hearings. The board must go through the draft and point out things to make sure it makes sense then recommend or not to the City Council at that point. The project must be looked at holistically.

Mr. Henry stated that he is in favor of streamlining, however, is concerned with moving forward with the overlay and removing so much public input is frightening.

Attorney Eliason stated that they are not seeking a waiver and will get a determination for payment in lieu. The boards concerns have been heard and will be taken under consideration. The P & S is predicated on the 100% market rates.

Mr. Henry asked if the market rates are based on Gloucester or Boston.

John O'Conner stated that he rates are based on what incomes are in the area. A market study is done to see what the market can bear.

Mr. Henry stated that if you look at what the market rates are in Gloucester you will find that they are in line with the affordability guidelines. If you are basing your price on what the market can bear here and they are at the affordability; the question is why are you not making them under the affordability guidelines?

Mr. Hecht asked how the project would be hurt financially by restricting the affordable housing. He asked if there were other reasons that there is resistant.

Mr. O'Connor state that it comes down to financial model and what kind of package would be presented to investor.

The board discussed at length the concern for affordable housing in the city and how this project presents that opportunity to the city.

Mr. Orlando stated that if this project is not allowed to move forward as proposed the city would lose the whole project. There is a need for a project of this scale. It would be criminal to lose the project to meet a goal that could be accomplished in other ways. We can focus on the funds to move forward the city's need for affordable housing.

Mr. Noonan reiterated that the project includes about 200 units. The importance of this development can be a heavy burden and there is an opportunity for the community and the YMCA. We don't want to move backwards. It we create an overlay that does not require the 15% for affordable units it could move the community backwards. He stated he shares Mr. Henry's uneasiness to delegating the site overview to the City Council.

Mr. McCarl stated he shares Mr. Orlando's concerns and wants the project to succeed.

-

Mr. Gourdeau suggested that the current YMCA site could be developed as affordable housing once the new Y is built.

**Motion to continue the petition to amend to the Zoning Ordinance:**

**Add Section 5.29 “Mixed Use Overlay District (MUOD)” for the purpose of allowing a combination of retail, commercial, business, residential and/or community service uses benefiting the residents of the City of Gloucester. Such uses shall only be allowed by the issuance of a Special Permit granted by the Gloucester City Council to March 2, 2017 was made by Mr. Orlando, seconded by Mr. Hecht and unanimously approved.**

And by amending the Gloucester Zoning Map by creating the Mixed Use Overlay District over the following area:

- 4 Schoolhouse Road, Assessor’s Map 262, Lot 14,
- 2 Schoolhouse Road, Assessor’s Map 43, Lots 4 & 5, and
- 7 Gloucester Crossing Road, Assessor’s Map 262, Lot 37.

**III. OTHER BUSINESS**

1. Application for Map Change pursuant to GCO Sections 23-42(H)(2), 650R Essex Avenue (Map 238, Lot 6)

Mr. Cademartori explained to the board that the application gets refereed to the DPW, Board of Health, Conservation Commission, Shellfish and Planning Board for review and recommendation to City Council. This relates to the sewer project in W. Gloucester in the late 90’s to early 2000’s. The district was adopted on how the public sewer would be addressed. In 2002 the map and ordinance was developed and there is very specific criteria that has to be address for a map change. At the time it was focused on the failing septic systems and not designed to create a growth pattern. This application is to be able to expand to include the entire parcel. The Board of Health, Shellfish and DPW has determined that it does not meet the criteria. The Conservation Commission determined it was not in a position to make a recommendation.

Richard Hersey informed the board that he has letters indicating that he would be able to hook up.

Mr. Coogan informed the board that part of Mr. Hersey’s property is in and part is out. The extension cannot be allowed based on the current map. You cannot build multiple homes.

Mr. Henry stated that the letters show that the intention for an extension. He asked if the town of Essex put in an 8 inch pipe.

Mr. Noonan stated that there is not enough information for the board to make a recommendation for a change in the map. The other boards in the city concur with that. The applicant needs to be more clear on the intent of the parcel and has to pursue other avenues before coming back before the Planning Board.

**Motion to not recommend a Map Change pursuant to GCO Sections 23-42(H)(2), 650R Essex Avenue (Map 238, Lot 6) City Council was made by Mr. Hecht, seconded by Mr. McCarl, all in favor with Mr. Orlando opposed.**

2. Housing Production Plan Update – matt; final draft tomorrow will go on webpage and mayors report for cc and will be at PD. Will be on March 2 agenda.  
Mr. Coogan updated the board stating that the final draft will go on the webpage and will be in the Mayors report for City Council. It will be on the March 2<sup>nd</sup> agenda.

3. East Gloucester Zoning update – February 27, 2017 Public Forum-

Mr. Cardemartori reported that the meeting has been moved to February 27<sup>th</sup> and will be held at Maritime Gloucester.

4. CPA Update  
Mr. Henry reported that all projects were approved.

**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 March 2, 2017*

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