



CITY OF GLOUCESTER PLANNING BOARD

March 2, 2017

6:00 P.M.

Kyrouz Auditorium
9 Dale Ave, Gloucester
Richard Noonan, Chair

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

I. BUSINESS

A. Approval of Outstanding Minutes –2/16/2017

Motion to approve the minutes of 2/16/2017 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 Grace Hope Realty LLC, to create two new lots at 130 Eastern Avenue. (Assessors Map 264, Lots 7 and 8).

Mr. Cademartori stated there is no issues with this application. It meets lot area requirements.

Motion that the subdivision control law does not apply for the Approval Not Required Plan submitted by Grace Hope Realty LLC, to create two new lots at 130 Eastern Avenue. (Assessors Map 264, Lots 7 and 8) was made by Mr. Henry, seconded by Mr. Cook and unanimously approved.

Mr. Noonan opened the public hearing.

II. PUBLIC HEARINGS

In accordance with MGL Chapter 40A, Section 9, and City of Gloucester Zoning Ordinance, Sections 1.5.5, 1.8.3 and 5.20, the Gloucester Planning Board to consider the following application:

Grace Hope Realty, LLC for a Pork Chop Lot Special Permit, Section 5.20, at 130 Eastern Avenue (Assessors Map 264, Lots 7 and 8).

Motion to approve Grace Hope Realty, LLC for a Pork Chop Lot Special Permit, Section 5.20, at 130 Eastern Avenue (Assessors Map 264, Lots 7 and 8) was made by Mr. Hecht, seconded by Mr. Cook and unanimously approved with Mr. McCarl abstaining.

In accordance with MGL Chapter 40A, Section 9, and City of Gloucester Zoning Ordinance, Sections 1.5.5, 1.8.3 and 5.21, the Gloucester Planning Board to consider the following application:

Grace Hope Realty, LLC for a Common Driveway Special Permit, Section 5.21, to serve two lots at 130 Eastern Avenue (Assessors Map 264, Lots 7 and 8).

John Judd Gateway Consultants

Mr. Judd explained that this is a 1 ½ acre lot which is mostly cleared. There will be duplex structures on each lot which will have a common driveway. It will be 20 feet wide, have subsurface utilities, and have a closed drainage system. The challenge is the steepness of the lot. The common driveway will have a covenant. Chief Smith has approved the driveway.

Public Comment:

Jeff Marques. 126B Eastern Ave

Mr. Marques stated that he lives at the top of the hill and is concerned about the traffic coming from the new property.

Mr. Cademartori stated that this has been reviewed under fire access. The lot to the west did receive a variance for lot width. It is allowed as of right. Engineering and the DPW have reviewed the application and the overall design is satisfactory.

Mr. McCarl this is a very busy area and there are always accidents. There is a fence that shouldn't be there that prohibits seeing toward Rockport. A single driveway is better than two. This will contribute to the traffic hazard. The speed limits should be lowered to 25 mph from 35 mph.

The board agreed to make a recommendation to the traffic recommendation to reduce the speed limit.

Motion to close the public hearing was made by Mr. Orlando, seconded by Mr. Hecht and unanimously approved.

Motion to approve Grace Hope Realty, LLC for a Common Driveway Special Permit, Section 5.21, to serve two lots at 130 Eastern Avenue (Assessors Map 264, Lots 7 and 8) was made by Mr. Orlando, seconded by Mr. Henry and unanimously approved with Mr. McCarl abstaining.

III. CONTINUED 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.

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.

*** TO BE CONTINUED TO THE MARCH 16, 2017 PLANNING BOARD MEETING**

Motion to continue 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.

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.**

to March 16,2017 was made by Mr. Orlando, seconded by Mr. McCarl and unanimously approved.

IV. OTHER BUSINESS

1. Housing Production Plan Presentation and Adoption

Mr. Coogan presented the housing production plan to the board. He stated that it has gone through the public process. He gave a history of the plan starting in 2001 to present. The Housing Production Plan working group was compiled of many different city board members. The housing needs have been assessed and strategies have been implemented. 10 Housing goals are in place

Mr. Noonan stated that the cost burden in Gloucester for housing is the crux of the issue and more detailed information is needed to move forward. Drilling down on these numbers is where the work is.

The board discussed the median income vs affordable housing and fair market rents.

The Gloucester median income is \$60,000 opposed to Boston at \$98,000.

Mr. Henry asked for the opportunity to add material to the plan. Actual Gloucester numbers should be inserted into the plan instead of showing Boston numbers. Having numbers you can point and reference will be very helpful.

The board discussed at length inclusionary numbers, in lieu of payments, the difficulty in building multifamily units in Gloucester and how the ordinance needs to be changed to make the building process easier and more streamlined.

Mr. Henry stated that Figure 31 addresses the ideal state boiler plate and not the needs of Gloucester.

It should address Gloucester’s needs and be clear. Required units to meet the needs of Gloucester should be added to 3.1; number of units and rents

Motion: To adopt the HPP as presented by the planning division and forward it to the City Council for their adoption and final submission to DHCD with amendments to add Gloucester specific data and rents and housing production amendment was made by Mr. Hecht, seconded by Mr. McCarl and unanimously approved.

V. ADJOURNMENT

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

VI. NEXT MEETING

Next regular meeting of the Planning Board March 16, 2017* Planning Board Members: *If you are unable to attend the next meeting please contact the Planning Office at (978)325-5235.