



CITY OF GLOUCESTER
PLANNING BOARD
MEETING MINUTES
November 17, 2016
5:30 P.M.

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

Members Present; Richard Noonan- Chair, Mary Black, Co- Chair, Doug Cook, Ken Hecht, Shawn Henry, Joe Orlando, Henry McCarl
Staff: Gregg Cademartori, Planning Director

I. BUSINESS

A. Public Comment- None

II. CONSENT AGENDA

Planning Board to consider the *Approval Not Required* Plan submitted by Blue Sku and Sunnuy LLC (Naughton) to create 1 new lot at **5 Westbrook Lane** (Assessors Map 198, Lot 4).

Attorney Joel Favazza- Seaside Legal Solutions

Mr. Cademartori stated that there are several concerns regarding the site and requested the board schedule a site visit. .

Motion to continue the Approval Not Required Plan submitted by Blue Sku and Sunnuy LLC (Naughton) to create 1 new lot at 5 Westbrook Lane (Assessors Map 198, Lot 4) to December 1, 2016 was made by Mr. Henry, seconded by Ms. Black and unanimously approved.

Planning Board to consider the *Site Plan* submitted by Energy North Group for new construction and parking lot for a commercial use at **73 Essex Ave** (Assessors Map 217, Lot 22).

To be continued to the December 15, 2016 meeting of the Planning Board.

Motion to continue the Site Plan submitted by Energy North Group for new construction and parking lot for a commercial use at 73 Essex Ave (Assessors Map 217, Lot 22) to December 15, 2016 was made by Mr. McCarl, seconded by Mr. Orlando and unanimously approved.

II. MAJOR PROJECT SPECIAL PERMIT REVIEW

In accordance with the City of Gloucester Zoning Ordinance, Sections 5.27 and 5.7.4, the Planning Board to review the following application:

Mayflower Medicinals, Inc. for a Major Project Special Permit to construct a Medical Marijuana Treatment Center at **41 Great Republic Drive** (Assessors Map 263, Lot 58). *Also being reviewed by Planning Board under Section 5.8, Site Plan Review. Continued from 11/3/16 meeting.*

Attorney Andrew Fine- Mayflower Medicinals

Attorney Fine stated a final plan has been designed that addresses the 3 major concerns of the board; incompatible uses, safety regarding traffic pedestrian access and general safety concerns. The relocation of the door will be near the parking for immediate access to the facility and a fence was added to separate the businesses.

Mr. Hecht stated that the plan is reasonable. Mr. Henry concurred.

Mr. Orlando stated that Mayflower has made great efforts to resolve the issues. Moving forward in the board's recommendation to City Council it should be made contingent that the 1500 foot rule be removed so the city doesn't lose jobs. The council has to act responsibly to fix the problem that was created. It must be a condition.

Mr. Cademartori disagreed with Mr. Orlando. He stated that the City Council is aware of the issue and must weight each application independently and have to consider the fiscal impact of the project. All the benefits for the community will be considered. The recommendation can't be conditioned. It must be recommended that the applicant has a sound application; however, within the board can recommendation the issue of the 1500 foot rule be addressed. The board is under an advisory role only.

Mr. Orlando stated that he did not see anything in the rules saying that the board has limitations on placing conditions for its recommendations.

Mr. Hecht stated that the board has to approve the plan, make the recommendation to move forward and then pursue the 1500 rule.

Mr. Henry stated that removing the 1500 foot is a separate issue. The board has a specific purview to what we can and cannot to move forward. We cannot hold the applicant to standard and must vote on the specific plans before us. If it's the will of the board to change that regulation, then the process can be started.

Motion to approve the site plan submitted by Mayflower Medicinal, Inc. for a Major Project Special Permit to construct a Medical Marijuana Treatment Center at 41 Great Republic Drive (Assessors Map 263, Lot 58) referencing plans dated through 11-14-16 with the condition that stamped plans be submitted was made by Mr. Hecht, seconded by Mr. Henry with 6 in favor and 1 opposed.

Motion to recommend to City Council the application submitted by Mayflower Medicinals Inc. for a Major Project Special Permit to construct a Medical Marijuana Treatment Center at 41 Great Republic Drive (Assessors Map 263, Lot 58) referencing plans dated through 11-14-16 with the condition that stamped plans be submitted was made by Mr. Hecht, seconded by Mr. Henry with 6 in favor and 1 opposed.

Motion that the Planning Board request to City Council to craft new language to eliminate the 1500 feet distance restriction for Medical Marijuana Treatment Centers was made by Mr. Hecht, seconded by Mr. Orlando and unanimously approved.

III. OTHER BUSINESS

1. 8 Sanderson Ct Subdivision – Release of Covenant

Motion to release of Covenant for Lot J 8 Sanderson Court was made by Mr. Henry, seconded by Mr. Hecht and unanimously approved.

2. CPA Update

Mr. McCarl stated that hearing are set to start on the December 8th and then it will go to City Council.

IV. ADJOURNMENT

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

V. NEXT MEETING

Next regular meeting of the Planning Board December 1, 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.