



CITY OF GLOUCESTER

PLANNING BOARD

MEETING MINUTES

May 5, 2016

7:00 P.M.

Kyrouz Auditorium

9 Dale Ave, Gloucester

Richard Noonan, Chair

Members Present: Richard Noonan- Chair, Mary Black- Co Chair, Shawn Henry, Ken Hecht, Henry McCarl, Joseph Orlando

Staff: Gregg Cademartori- Planning Director

I. BUSINESS

A. Public Comment

II. 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 shall consider the following petition to amend to the Zoning Ordinance as follows:

Amend the Gloucester Zoning Ordinance by deleting Section 5.13 “Personal Wireless Service Facility” and replacing with a new Section 5.13 “Wireless Communications Facilities” to regulate wireless communication facilities; amending Use Tables Section 2.3.2 “Community Services” by deleting from #3 “Personal Wireless Service Facility” and replacing with “Wireless Communications Facilities”; and amending the Gloucester Zoning Map by deleting the “Personal Wireless Service Facilities” overlay district.

Motion to continue the public hearing to the next regular meeting of the Planning Board to be held on May 19th was made by Mr. McCarl, seconded by Mr. Hecht and unanimously approved.

III. PUBLIC HEARING

In accordance with MGL Chapter 40A, Section 9 and 11, and City of Gloucester Zoning Ordinance, Sections 1.55, 1.8.3 and 5.20, the **Planning Board** to consider a Pork Chop Lot Special Permit application from Anthony Zerrelli at 73 Magnolia Avenue (Assessors Map 193, Lot 21).

Anthony Zerelli described lot to the board. Two variances were received. There is enough room for fire access. The Board of Health has witnessed test pits on the property. Tonight the request is for the Board to review the pork chop lot to make sure it can be divided. Once approved the process can be continued with a construction loan and engineered plans.

Mr. Cademartori stated that because it is a pork chop lot there is the concern for the practical access to the lot. Fire access requirements are stringent. Having a pork chop lot will most likely trigger a common driveway special permit application.

Public Comment:

James Cook 622 Western Avenue

Mr. Cook stated that he is concerned with the driveway excavation- grading will be substantial. Currently the neighborhood has been dealing with groundwater that has developed because of all the blasting in the area. It seems to be getting bigger every year. The runoff issue has to be investigated before anything should proceed.

The Board discussed whether or not they had enough information to make a decision and whether or not a site visit was necessary. The Board reviewed aerial photography and determined that given additional permitting would be required to develop the site, outstanding issues will be addressed, but disposition on the special permit application can proceed.

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

Motion to approve the pork chop lot special permit application for Anthony Zerrelli- 73 Magnolia Ave Assessor's Map 193 Lot 21 was made by Mr. Orlando, seconded by Mr. Hecht and unanimously approved.

IV. OTHER BUSINESS

A. Daventry Lane (4 – 6 Eastern Point Boulevard) Definitive Subdivision - Decision to Adopt

Mr. Cademartori stated that work is still being done on the decision to adopt the Daventry Lane subdivision

B. Pre-application discussion for Common Driveway Special Permit at 24 and 24R Wonson Street
Joel Favazza Seaside Legal Solutions

Attorney Favazza described the site for the common driveway. Both properties would have access through the stone pillars. One would go right the other left into a parking area. This is a discussion to see if the board is comfortable with having the one driveway opposed to having two curb cuts on Wonson St.

The board reviewed the satellite images maps. The board agreed that the plans for access makes sense and works well for the area.

C. CPA Update

Mr. McCarl reported that there are 17 projects. Most are preservation restoration/ historic, housing and open space. Site visits were held for some. The public hearing process will start on the 17th

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 May 19, 2016

Planning Board Members: If you are unable to attend the next meeting please contact the Planning Office at (978)281-9781.