



CITY OF GLOUCESTER PLANNING BOARD

**April 6, 2017
6:00 P.M.**

**Kyrouz Auditorium
9 Dale Ave, Gloucester**

Richard Noonan, Chair

Members Present; Rick Noonan, Chair, Joe Orlando, Doug Cook, Henry McCarl, Ken Hecht, Shawn Henry

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

I. BUSINESS

A. Public Comment- None

III CONSENT AGENDA

A. Planning Board to consider the ***Approval Not Required*** Plan submitted by Riverdock LLC , to divide a lot with two principle structures at 740 and 740R Washington Street (Assessors Map 116, Lot 30).

Motion to continue the Approval Not Required Plan submitted by Riverdock LLC , to divide a lot with two principle structures at 740 and 740R Washington Street (Assessors Map 116, Lot 30) was made by Mr. Hecht, seconded by Mr. McCarl and unanimously approved.

B. Planning Board to consider the ***Approval Not Required*** Plan submitted by Christopher McCarthy, to adjust a lot line at 10 and 14 Pine Road. (Assessors Map 219, Lot 133 and Map 230, Lot 118). Mr. Coogan reported that it there are 2 sets of lots and the request is for a new lot line for a side yard setback.

Motion that the subdivision control law does not apply to the Approval Not Required Plan submitted by Christopher McCarthy, to adjust a lot line at 10 and 14 Pine Road. (Assessors Map 219, Lot 133 and Map 230, Lot 118) was made by Mr. Orlando, seconded by Mr. Hecht and unanimously approved.

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 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,

Attorney Debra Eliason- Eliason Law Office

Peter Goudeau- Windhover Construction

Attorney Eliason stated that the redline revisions were submitted to the board.

Page 2-Section 529 2.4 – The change suggested by the board is acceptable.

Page 3- Design Standards Section 6- Utilities- The language has been tightened and the request for three telephone poles to shorten the distance to the YMCA has been added. Added language can clarify “to the westerly boundary line of MUOD”.

#2- Parking- added language as requested by Mr. Hecht “reasonable adequate for contemplative uses. Additional language was added for easements and documents for offsite parking arrangement.

Mr. Cademartori stated that the distinction needs to be made what shared parking means. The number 267 is below the ratio for the uses for the site. The numbers have not been vetted yet and need to have an understanding on the mechanics of how the site will work.

Attorney Eliason stated the numbers have been looked at under the ordinance. The requirement that there be a reciprocal easement is a separate issue from the number of parking spaces. The shared parking is consistent. The issue is the number and the number has to be known when the special permit is requested.

Mr. Goudreau stated that the number of spaces is more than the minimum that is required. The parking is within a percentage of what that the ordinance requires. The 696 spaces is higher than required.

Mr. Cademartori stated that the difference is 16 spaces. Gloucester Crossing numbers were made as the process was vetted.

Mr. Goudreau stated that the issue is not the quantity but the allocation of the parking. We have had the benefit to work with our traffic engineer who is comfortable with the parking allocation.

Mr. Noonan stated that it would nice to have 3rd party vetting so there isn't an issue down the road.

An extensive discussion on having the appropriate number of spaces as well as a balance of parking spaces for all the MUOD uses.

Mr. Orlando stated that if they have met the ordinance requirements then it makes sense.

Mr. Hecht stated he wanted to make sure the commercial part of the project has sufficient parking. 3.75 is tight and it should be 4.

Mr. Goudreau stated that the project can accommodated 3.85 for parking.

Mr. Hecht recommended to the board to accept the 3.85 per thousand

Attorney Eliason talked about the Dimensional Table- footnote L- non habitual tower. The height has been changed to 12 feet and not more than 400 square feet.

Drive through facility; A dimensional table for the MOUD will be included for the drive through. The numbers will be the same as in other districts in the city.

Relief by special permit; Page 8 section 5.29.10 would include anything that would be accessory to retail. It would be something that is not already allowed.

Mr. Henry asked about language that was added that would mean that there would be one permit for everything.

Attorney Eliason stated its one special permit for everything. It's more efficient and streamlines the process. It is not separate projects just different ownership. It will work cohesively.

Mr. Hecht stated his concern that there will be 0 green space for the Y for this zoning overlay.

Mr. Goudreau stated that if it's not building or parking it will be green.

Public Comment: A letter was submitted to the board

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

Mr. Noonan stated that there is a memo from the Planning Director dated April 5 the last paragraph on page 6 discusses the affordability issue. It is an important component.

Mr. Hecht stated that it is still in the zoning ordinance and no request has been made for it to be taken out. At this time the project should keep moving forward.

Mr. Henry concurred with Mr. Hecht and also stated that there was more of an effort to include the 30 affordable units and would like the City Council to further discuss the issue and have it open for public discussion.

Motion to recommend to City Council to adopt the proposed 5.29 “Mixed Use Overlay District (MUOD)” as revised through April 6, 2017.was made by Mr. Orlando, seconded by Mr. McCarl and unanimously approved.

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:

The McNiff Company, LLC for a Common Driveway Special Permit, Section 5.21, to serve four lots at 12 Causeway Street (Assessors Map 234, Lot 47). *Continued from March 16th meeting.*

Mr. Cademartori stated that applicant requested a continuance to April 20th.

Motion to continue The McNiff Company, LLC for a Common Driveway Special Permit, Section 5.21, to serve four lots at 12 Causeway Street (Assessors Map 234, Lot 47) was made by Mr. Hecht, seconded by Mr. McCarl and unanimously approved.

III. OTHER BUSINESS

1. Housing Production Plan Presentation and Adoption

Mr. Coogan stated there has been a delay in it going in front of City Council.

2. CPA Update

Mr. McCarl stated that the last round of requests have been approved and funded.

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

V. NEXT MEETING

Next regular meeting of the Planning Board April 20, 2017

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