

**CITY OF GLOUCESTER
PLANNING BOARD**

November 16, 2017

6:00 P.M.

Kyrouz Auditorium 9 Dale Ave, Gloucester

Richard Noonan, Chair

MINUTES

Members Present: Rick Noonan- Chair, Doug Cook, Jonathan Pratt, Ken Hecht, Shawn Henry

Absent: Henry McCarl, Joe Orlando

Staff: Matt Coogan- Senior Planner, Jacquelyn Rose- Recording Secretary

Chair Rick Noonan opened the meeting at 6:00 PM.

I. BUSINESS

A. Approval of Outstanding Minutes – 10/5/2017 and 10/19/2017 were continued to the next meeting.

B. Public Comment- None.

II. CONSENT AGENDA

Planning Board to consider the *Approval Not Required* Plan submitted by 47 R Warner Street Realty Trust to create two unbuildable lots for conveyance at 47R Warner Street (Assessor's Map 28, lot 55).

Ms. Meredith Fine, 46 Middle Street

Ms. Fine, owner of the lot, explained to the board that she wants to subdivide the lot. Ms. Fine explained that she wants to divide the lot in half and sell a half to each of the neighbors.

Mr. Coogan explained that the lot is landlocked and that it is undersized for the district which makes it an unbuildable lot. Mr. Coogan explained that parcel A will go to the Canning property and parcel B will go to the Cox property.

Motion to approve the Approval Not Required Plan submitted by 47 R Warner Street Realty Trust to create two unbuildable lots for conveyance at 47R Warner Street (Assessor's Map 28, lot 55) was made by Mr. Hecht, seconded by Mr. Pratt and unanimously approved.

III. MAJOR PROJECT SPECIAL PERMIT REVIEW

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

School House Road #2, #3, and #4, Map 262, Lots 14 & 37, and Gloucester Crossing Road #7, Map 37, Lots 4 & 5, for a Special Permit under the Mixed Use Overlay District pursuant to GZO Sec. 5.29 (including Major Project GZO Section 5.7) and Secs. 5.29.10 and 5.11.18. Also being reviewed by the Planning Board under GZO Section 5.8 Site Plan Review. *Continued from 10/19 meeting.*

Mr. Noonan asks if anyone is present to represent the project, which no one is.

Motion to continue to the next regular meeting is made by Mr. Pratt, seconded by Mr. Hecht and unanimously approved.

IV. OTHER BUSINESS

- 130 Eastern Ave Common Driveway Special Permit - Request for release of common driveway Covenant by Grace Hope Realty Inc. for construction on 130R Eastern Ave (Assessor's Map 264, Lot 8).

John Judd, Gateway Consultants

Engineering representative John Judd explains to the board that his client is requesting a release of covenant to build a 2 family structure on the rear upper lot. Mr. Judd tells the board that his client has done everything suggested by the fire department and is looking to get a partial release. Client understands that he will not receive an occupancy permit for this lot until the common driveway is completed.

Mr. Coogan explains that there is a memo from Attorney Sal Frontiero and Mr. Judd explaining the request. Mr. Coogan says the common driveway was approved in March and that the condition for approval is that the driveway must be built before the lots can be released to ensure the lots are built under the covenant. Mr. Coogan explains that in the past applicants have requested to release lots before the common driveway was constructed. Staff feels comfortable approving this because everything that has been constructed meets the approved design and the client has identified remaining work that needs to be completed. The Staff recommends a release for construction because there is enough surety that the applicant has intentions to complete the common driveway before sale. Mr. Cook asks if there are a lot of up front expenses. Mr. Coogan answers that the public concern is safety because there should not be anyone living in lot 2 in case of an event where a fire truck would not be able to reach that lot. Mr. Noonan asks if the units have been sold. Mr. Judd answers that they are not. Mr. Noonan asks that if the applicant comes back for a full release of covenant, everything will be completed. Mr. Judd agrees.

Motion to approve 130 Eastern Ave Common Driveway Special Permit - Request for release of common driveway Covenant by Grace Hope Realty Inc. for construction on 130R Eastern Ave (Assessor's Map 264, Lot 8) was made by Mr. Cook, seconded by Mr. Henry and unanimously approved.

- 247 – 251 Magnolia Ave Common Driveway Special Permit - Request by Stoneleigh Gardens, LLC to modify the Common Driveway Special Permit (Assessor's Map 207, Lots 14, 44, and 45)

Paul Stanley, Stoneleigh Gardens, 247 – 251 Magnolia Ave

Representative Mr. Paul Stanley, owner of Stoneleigh Gardens, explains to the board the requested changes to the approved Common Driveway. They relocated a house on the lot to a different parcel of land closer to another house due to uneven terrain. Mr. Stanley explains that they were planning to make a turnaround driveway but the fire department was not satisfied because it would force the fire truck to make a three point turn. The driveway is 500 feet long. Mr. Stanley is presenting a wider turnaround with two borders on either side, which satisfies the fire chief. The rest of the driveway meets the current standards. Mr. Stanley tells the board that they put a new hydrant on Magnolia Ave with three inch lines to benefit both houses and to avoid health hazards with an 8 inch line.

Mr. Coogan explains that there should be more clarity from the water department on the hydrant lines. Mr. Coogan wants to make sure it is clear that the future homeowners need to know that they have to maintain individual water lines. Mr. Coogan shows the board a template of the turnaround to show that the fire truck can make it to the homes safely and turn around easily. Mr. Coogan mentions there is a 10 percent vertical curve and the fire chief is comfortable with that. Mr. Coogan asks Mr. Stanley about easements. Mr. Stanley explains that his client made a larger easement with a smaller easement in the back to accommodate domestic water lines. Staff recommendation is to approve the proposed changes to the Common Driveway plan and Mr. Stanley should be back to the Board for a request for release of covenant when the driveway construction is complete.

Motion to modify Common Driveway Special Permit by Stoneleigh Gardens, LLC for 247 – 251 Magnolia Ave (Assessor's Map 207, Lots 14,44 and 45) was made by Mr. Pratt, seconded by Mr. Hecht and unanimously approved.

V. ADJOURNMENT

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

VI. NEXT MEETING

Next regular meeting of the Planning Board December 7, 2017

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