

**Planning & Development Committee**  
Wednesday, December 6, 2017 – 5:30 p.m.  
**1<sup>st</sup> Fl. Council Committee Room – City Hall**  
-Minutes-

**Present:** Vice Chair, Councilor Melissa Cox; Councilor Valerie Gilman; Councilor Steven LeBlanc (Alternate)

**Absent:** Councilor Lundberg

**Also Present:** Jim Destino; Gregg Cademartori

The meeting was called to order at 5:30 p.m.

1. *Vote to refer Memorandum & Recommendation from the Stage Fort Park Advisory Committee to the Special Events Advisory Committee and the Public Works Director for review and advice*

**MOTION:** On a motion by Councilor LeBlanc, seconded by Councilor Gilman, the Planning & Development Committee voted 3 in favor, 0 opposed, to forward to the Special Events Advisory Committee and the Public Works Director the memo and minutes excerpt pursuant to concerns raised for the remediation of Stage Fort Park after the Grand Prix of Gloucester Cyclo-Cross Event that took place in October 14 and 15 for the purpose of receiving their advice.

Councilor Gilman recounted she had attended the Nov. 2 meeting of the Stage Fort Park Advisory Committee (SFPAC), and that two matters of concern were raised about the October 14 and 15 Cyclo-Cross race: had the site walk pre-event been made, and concern for the process of the evaluation of the conditions post-race and the \$10,000 bond held for the determination of the remediation is adequate.

This matter will return to the P&D Committee's agenda upon receipt of advisory information from the Special Events Advisory Committee and the Public Works Director.

2. *Memo from Planning Director re: Proposed Conservation Restriction at 288-292 Concord Street*

Gregg Cademartori, Planning Director explained that this matter will go to the Conservation Commission (ConCom) this evening for a finding of public interest as well as the Council taking the same action, a matter which has been, in general, before the Council on various properties in the city, on an annual year-end basis. He pointed out the last regularly scheduled Council meeting for 2017 is Tuesday, Dec. 12 and in essence is the last opportunity for the Council to vote on this matter. He advised this same matter is before ConCom tonight -- ConCom will vote on a finding of "in the public interest" for the conservation value of the property. He said that as outlined in his cover memo (on file) this is an area identified in the Open Space Plan which is consistent. He indicated there were two different actions that have to be taken in order for the Conservation Restriction Agreement to move forward with the state -- an action by the Council and by ConCom. The Council makes its independent decision on the value and the public interest served for a property located in the area around the Thompson Reservation and along Old Thompson Road. He reiterated this agreement is in alignment with the goals of the Open Space Plan. He assured the Committee that the decision of the ConCom will be in hand for the Council by the time of its public hearing.

Councilor LeBlanc noting he is very familiar with the Thompson Street are, touched upon the location of the Holdsworth property with Mr. Cademartori. Councilor LeBlanc observed it's all private property except for the Second Parish Burial Grounds which is owned by the city as is the road. Chris LaPointe, Essex County Greenbelt Association (ECGA) Director of Land Conservation said there are other conservation restricted properties adjacent to the property (288-292 Concord Street) and confirmed the Councilor's observations. Councilor LeBlanc expressed he was very pleased this property would be conserved.

**COMMITTEE RECOMMENDATION:** On a motion by Councilor Gilman, seconded by Councilor LeBlanc, the Planning & Development Committee voted 3 in favor, 0 opposed, to recommend that the City Council approve a Conservation Restriction from Samuel S. Holdsworth of 293 Concord Street, sole owner for properties known as 288-292 Concord Street: 288 Concord Street: Assessors Map 249, Lot 27; 290 Concord Street Assessors Map 249, Lot 41 and Map 41, Lot 21; and 292 Concord Street, Assessors Map 249, Lot 40; to the Essex County Greenbelt Association, Inc., for the purpose of the preservation of a natural resource of the City of Gloucester and being in the public interest pursuant to M.G.L. c. 184, §31-33.

This matter will come to the Council through Committee Report.

**3. SCP2017-013: 120 Maplewood Avenue, Map 39, Lot 4, Modification of SCP2015-004 (granted under GZO Sec.'s 1.8.3, 2.3.1(8), 5.7.1, 1.10.1(a)(1), 1.10.1(a)(3), 3.2.2 footnote (a) and Major Project Sec. 5.7.1**

Attorney for the Applicant, **Jacob Taylor**, Klein Hornig, LLP, Boston, Mass., representing Schoolhouse Residences, LLC, James J. Perrine, Managing Partner, conveyed the following information: The applicant is requesting minor changes to the original Special Council Permit granted November 17, 2015 and an extension of the original permit. The project involves adaptive use and preservation of the existing Maplewood Avenue School to create 12 residential condominium units. The development team has secured financing and is ready to proceed with the purchase of the site and start construction; but in order to do so the applicant will need an extension of the 2015 decision as it expires December 11, 2017. The applicant is also requesting modification to the approved plans to relabel rooms from "study" or "family room" in ten of the units to "bedrooms." This is to support and accept an appraisal to the development team's construction lender. There are no physical changes that are necessary to the unit layout. There is also a request to remove the reference to the purchase and sale agreement has since expired. The expired P&S contemplated a Payment in Lieu to the Affordable Housing Trust instead of providing two affordable housing units, as the prior plan was to provide one affordable unit. In further discussions with the city, the Schoolhouse Residences will now contain two one-bedroom affordable housing units.

**William Peterson**, Principal, Derby Square Architects, Salem, MA, reiterated that this project is an adaptive reuse of a former elementary school and conveyed that: the square footage of the units and proportions aren't changed since 2014 nor the layout, just the name of the rooms. Six of the units will have decks, ten units will be two bedrooms at 2,100 square feet and two will be one-bedroom at 1,200 square feet. The square footage for each type of unit is comparatively larger than usually found in the real estate market.

At the request of **Councilor Cox**, **Mr. Taylor** referring to GZO Sec. 1.8.3 said there are no changes under the six criteria of a Special Council Permit as stated in the 2015 Special Council Permit affecting the current project.

**Councilor LeBlanc** pointed out this property and project is in his ward and that he held a neighborhood meeting with good turnout advising that Jim Perrine, the Development Consultant, attended. He recounted that the entire project was reviewed and discussed -- "everybody was happy." He said there was no opposition voiced and that people want to see something done even if there are two bedroom units -- the building structure won't change or the layout internal to the building. Lighting and fencing was discussed and some concerns were expressed which he said he would bring up at the time of the public hearing. This is simply a modification from what Kirk Noyes, the former main developer brought forward.

**Councilor Cox** expressed concern that now there were 12 units and the ratio of cars is 1.5 per unit under the Zoning Ordinance. **Mr. Taylor** confirmed that the project plan was always for 12 units and that there was more than adequate parking on site. **Councilor LeBlanc** added that the curb cut was made by the DPW.

**Councilor Gilman** confirmed the abutters were noticed of this public meeting and the application was signed off by the Building Inspector and Planning Director. **Mr. Taylor** acknowledged that the notice to abutters was made, and the Clerk of Committees confirmed receipt of an email stating that information which had previously been placed on file. **Mr. Peterson** said that the Building Inspector asked that as the Architect he conduct a peer review of another architect which was completed. **Councilor Gilman**, noting the previous statements about the original Special Council Permit expiring on December 11, 2017, **Mr. Taylor** confirmed that was the case and that is why the applicant is asking for an extension.

**Joanne Dunajski**, 118 Maplewood Avenue, an abutter to 120 Maplewood Avenue, asked for confirmation of how many units would be designated as affordable housing. **Mr. Taylor** reconfirmed it would be two units out of the 12 units. **Councilor LeBlanc** noted that "affordable" means "below market rate."

**Mr. Cademartori** asked if one one-bedroom and one two-bedroom unit was designated as affordable. **Mr. Peterson** confirmed it is the two large one-bedroom units on the second floor both 1,200 square feet. One of the two, he pointed out, will be fully ADA compliant to allow anyone with a disability to use that unit, and the other one-bedroom unit is convertible to ADA compliancy. It was noted these units will be owned not leased apartments.

**COMMITTEE RECOMMENDATION: On a motion by Councilor LeBlanc, seconded by Councilor Gilman, the Planning and Development Committee voted 3 in favor, 0 opposed, to recommend that the City Council grant the application by Schoolhouse Residences, LLC, to modify the Special Council Permit for 120 Maplewood Avenue, Map 39, Lot 4, granted October 13, 2015 under GZO Sections 1.8.3, 2.3.1(8), 5.7.1, 1.10.1(a)(1), 1.10.1(a)(3), 3.2.2 footnote (a) and Major Project Permit Section 5.7.1. and now as shown on plans received by**

the City Council November 14, 2017 prepared by Derby Square Architects, Salem, MA for Schoolhouse Residences, LLC for the Maplewood School Residences, 120 Maplewood Avenue, Gloucester, MA and as signed by Registered Architect, William J. Peterson as follows:

1. That Page 4 of the Decision currently references a no longer valid August 28, 2013 Purchase and Sale Agreement; therefore, that sentence is hereby struck from the record.
2. The Decision, by reference, approved floor plans identifying ten (10) units with a room identified as either a “study” or a “family room.” The set of floor plans as a part of the named architectural plans above now supersede any previously accepted floor plans and show a building with those 10 unit rooms labelled as a “bedroom;” therefore, the Maplewood School Residences now consist of ten (10) two-bedroom and two (2) one-bedroom units.
3. An extension of the Council Special Permit Decision is hereby extended 180 days (through June 1, 2018).
4. *CC2017-046 (LeBlanc/Orlando/Nolan/Gilman): request per GZO Sec. 1.11.3 “Informal Planning Review” GZO Sec.’s 3.1.6, 3.2, 3.1.8, 5.2 and 5.8 (Cont’d from 11/08/17)*

This matter is continued to January 3, 2018.

A motion was made, seconded and voted unanimously to adjourn the meeting at 5:54 p.m.

Respectfully submitted,  
*Dana C. Jorgensson*  
Clerk of Committees

**DOCUMENTS/ITEMS SUBMITTED AT MEETING: None.**