



CITY OF GLOUCESTER

PLANNING BOARD

February 15, 2018

6:00 P.M.

Kyrouz Auditorium
9 Dale Ave, Gloucester

Richard Noonan, Chair

I. BUSINESS

- A. Call to Order with a Quorum of the Planning Board
- B. Introduction of Planning Board Members and Staff
- C. Approval of Outstanding Minutes – 12/7/2017, 12/21/2017
- D. Public Comment

II. CONSENT AGENDA

Planning Board to consider the *Approval Not Required Plan* submitted by David Mason to create a lot and adjust a lot line at 92 Magnolia Avenue (Assessors Map 194, lot 57)

Planning Board to consider the *Approval Not Required Plan* submitted by McNiff Co LLC for the creation of three lots at 12,16,22 Causeway Street. (Map 234 lots 47, 96, 97).

II. CONTINUED PRELIMINARY SUBDIVISION APPLICATION

In accordance with MGL Chapter 41 Section 81-S, the Planning Board's Rules and Regulations Governing the Subdivision of Land in Gloucester, and Section 5.9 of the Gloucester Zoning Ordinance, the Planning Board shall review a Preliminary Cluster Development submission for land located at **186 Concord Street** (Assessors Map 248 Lots 14) submitted by Carrigan Development LLC.

III. PUBLIC HEARING

In accordance with the provisions of MGL Chapter 40A Section 5, and the Gloucester Zoning Ordinance Section 1.11, the Gloucester Planning Board to consider the following petition to amend the Zoning Ordinances:

Provide for amendments to 2.3.1, 3.2.1, 3.2.2, and 3.2.3, and any other necessary section of the GZO, as well as any necessary footnotes in the sections of the GZO, to enable the building of and/or use of multi-unit, mixed use properties in the CB district by right, in the event the property owner provides at least one affordable residential unit on site.

TO BE CONTINUED TO MARCH 1, 2018

IV. 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 submitted by Fuller Mixed Use Ventures, LLC at:

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 Fuller 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. Also reviewed by the Planning Board under GZO Section 5.8 Site Plan Review. *Continued from 2/1/2018 meeting.*

V. OTHER BUSINESS

- Municipal Vulnerability Preparedness Program Update

VI. ADJOURNMENT

Next regular meeting of the Planning Board March 1, 2018

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