



CITY OF GLOUCESTER

PLANNING BOARD

MEETING MINUTES

Thursday November 4, 2010 at 7:00 PM
Kyrouz Auditorium, City Hall, 9 Dale Avenue, Gloucester
Richard Noonan, Chair

Members Present:

Rick Noon, Chair
Mary Black, Co Chair
Marvin Kushner
Henry McCarl
Karen Gallagher

Staff:

Gregg Cademartori, Planning Director
Pauline Doody, Recording Clerk

I. BUSINESS

- A. Call to Order with a Quorum of the Planning Board
- B. Introduction of Planning Board Members and Staff

II. PUBLIC COMMENT- None

III. APPROVAL OF MINUTES

- A. Meeting of October 21, 2010

Motion: To approve the minutes of October 21, 2010

1st: Henry McCarl

2nd: Karen Gallagher

Vote: All approved 5-0

IV. CONSENT AGENDA

A. Alvaro Lopes & Patricia Arleen Lopes to divide unbuildable lot at 6R Doanne Road (Assessors Map 99 Lot 14). Resulting lots to be combined with adjoining lands.

Mr. Cademartori stated that the lot between two properties be divided in half. The resulting unbuildable lots will be annexed to the two properties. There are no issues.

Motion: The subdivision control law does not apply to the division at 6R Doanne Road.

1st: Karen Gallagher

2nd: Marvin Kushner

Vote: All approved 5-0

B. 1993 Dollivers Neck Realty Trust to divide one lot into three at 33 Dollivers Neck Road (Assessors Map 201, Lot 66). (To be continued to December 2nd)

Motion: To continue 1993 Dollivers Neck Realty Trust to divide one lot into three at 33 Dollivers Neck Road (Assessors Map 201, Lot 66) to December 2nd 2010.

1st: Karen Gallagher

2nd: Henry McCarl

Vote: All approved 5-0

C. SITE PLAN REVIEW – Cape Ann Museum/Cape Ann Historical Association to construct a landscaped park with parking lot at 26 Pleasant Street (Assessors Map 14 Lot 15).

Presenter: John Judd, Gateway Consultants

Mr. Judd reviewed the plan with the board stating that the existing structure will be removed and a park with 24 parking spaces will be created. There is a reduction in impervious area. The parking will be for the museum and a benefit to the public.

Mr. Cademartori stated that the drainage plan was approved and there is a reduction in storm water and the existing infrastructure will be able to handle any runoff. There is a one way circulation that is proposed that will make for an easier path within the parking area and will make a more predictable exiting and entering. The site plan review is limited to the plan that is proposed. What is in front of the board is a parking lot. It will provide a public amenity and additional parking.

Mr. Noonan asked if it was public parking or for the museum only.

John Cunningham stated that there would be signs posted for the Cape Ann Museum.

Ms. Black asked for clarification regarding who the parking was for; the public and the museum or just the museum.

John Cunningham stated that in an event situation the museum may have someone there policing the area otherwise it will not be like that. He stated that it isn't anticipated that it would run any different than it is now. There aren't any signs posted for towing and there are no plans to do so.

Ms. Black asked for clarification on lot location and Mr. Judd proceeded to show the board.

Mr. McCarl asked if the Historical Commission is interested in keeping the existing building

John Cunningham stated that if someone had come to us with a proposal it would have been reviewed.

Ms. Black asked if the Moose lot has been used by the museum.

John Cunningham stated that the Moose owned the building and then museum bought it. The arrangement was that during the day the museum parked there and at night the Moose parked there.

Ms. Black stated that with the removal of the structure does that concern the applicant that it will be as presented as more exposed and perhaps more available parking.

John Cunningham stated that there will not be an appreciable change in the visibility of the lot because of the landscape design. The park will be elevated retained by landscape walls at approximately the same existing elevation.

Ms. Black asked about the status of the historical significance of the building.

John Cunningham stated that there is a historic district commission. They approved the project that is subject to a detailed plan.

Mr. Cademartori stated that most of the trees are 3 1/2 to 4 inch caliper. It will take some time for the trees to mature and the area may appear stark for some time.

Ms. Black asked about the responsibility of snow maintenance.

John Cunningham stated that the museum will take care of snow issues.

John Judd stated that there would be 11 trees in excess of a 15 foot height. The difference in elevation will be 3-4 feet. It would seem that we are replacing the building with the height of the trees.

Ms. Gallagher stated that it would enhance the area.

Motion: To accept the site plan review of Cape Ann Museum/Cape Ann Historical Association to construct a landscaped park with parking lot at 26 Pleasant Street (Assessors Map 14 Lot 15) as presented.

1st: Karen Gallagher

2nd: Marvin Kushner

Vote: Approved 4-0-1 Henry McCarl abstaining

V. PUBLIC HEARING

In accordance with MGL Chapter 40A, Section 9, and City of Gloucester Zoning Ordinance, Sections 1.5.5 and 5.21, GLOUCESTER PLANNING BOARD will hold a public hearing to consider the application from 1993 Dollivers Neck Realty Trust for a **Common Driveway Special Permit** at 33 Dollivers Neck Drive (Assessors Map 201, Lot 66). **(To be continued to December 2nd)**

Motion: To continue a public hearing to consider the application from 1993 Dollivers Neck Realty Trust for a Common Driveway Special Permit at 33 Dollivers Neck Drive (Assessors Map 201, Lot 66).

1st: Henry McCarl

2nd: Marvin Kushner

Vote: All approved 5-0

VI. OTHER BUSINESS

A. Request for **Certificate of Performance and Release of Covenant** for Private Road Improvement Plan at 25R Riverview Road.

Mr. Cademartori stated that it is primarily a clean up item. There was a covenant associated with a road improvement plan for the development of one additional lot. The plan was approved in 2006 and most of the construction was completed shortly after that. At the time of the pursuit of the building permit review of the improvements should have taken place. The construction is complete and this was caught at closing on the second unit of a duplex construction. The engineering department did make inspections and the improvements have been since certified that they were satisfactory for lot development. Mr. Cademartori visited the site on Monday and stated that one of the units may be occupied and another is in the process of closing. At this point they realized the covenant was still in place and wanted to make sure there were no additional improvements required.

Motion: To release the covenant for Lot 2 25R Riverview Road dated November 4, 2005

1st: Karen Gallagher

2nd: Henry McCarl

Vote: All approved 5-0

B. Planner's Report

Mr. Cademartori updated the board regarding two continued items from this evening's agenda. There was another additional ANR application submitted, but they withheld the check so they could put it on the agenda for November 18th. They are holding a neighborhood meeting on it tonight. The Windhover project was going to be a twelve unit redevelopment of the Shore Cliff site using predominately the same footprint in one multifamily structure. The applicants recently went to Zoning Board of Appeals for a project change in the form of a three structure six unit project, which was approved but appealed by an abutter. They have tried to develop the same project with a three lot ANR. They will be before the board at the next meeting with a three lot ANR.

The Essex Ave hotel was continued to the November 17th at last night's Conservation Commission meeting and will be in front of the Planning Board on the 18th if moves forward. The Hesperus Ave subdivision project will also be on the November 18th agenda.

Karen Gallagher stated that the CPA met last week. There will be a public hearing regarding all applications and then recommendation will be forward to City Council.

C. Chairperson's Report- None

VII. ADJOURNMENT

Motion: To adjourn

1st: Henry McCarl

2nd: Marvin Kushner

Vote: All approved 5-0

VIII. NEXT MEETING

Next regular meeting of the Planning Board is Thursday, November 18, 2010

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