

**CITY OF GLOUCESTER
PLANNING BOARD**

February 15, 2018

6:00 P.M.

Kyrouz Auditorium 9 Dale Ave, Gloucester

Richard Noonan, Chair

MINUTES

Members Present: Rick Noonan- Chair, Doug Cook, Jonathan Pratt, Henry McCarl, Shawn Henry,
Beverly Bookin Absent: Mary Black- Vice Chair, Jane Remsen
Staff: Gregg Cademartori- Planning Director, Jacquelyn Rose- Recording Secretary

Chair Rick Noonan opened the meeting at 6:00 pm

I. BUSINESS

A. Approval of Outstanding Minutes – 12/7/2017, 12/21/2017, others as available

Motion to approve Outstanding Minutes of December 7, 2017 was made by Mr. Cook, seconded by Mr. Pratt and unanimously approved.

B. Public Comment:

Robert Serafine, resident of 82 Bray Street, explains that drainage in West Gloucester needs to be dealt with because the water runoff is going into the ocean. Mr. Serafine continues that when it rains the roads in West Gloucester flood and it must be addressed.

John Rogers, 139 Bray Street, explains that since developments started on Bray Street, the flooding in West Gloucester has been worse and drainage needs to be dealt with.

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).

David Mason, owner of 92, 96, and 98 Magnolia Avenue, explains that he is rearranging one lot line on 92 Magnolia Avenue because it runs diagonally through the stone wall and make into one peice of property. Mr. Mason continues that he wants to make two lots out of 98 Magnolia Avenue because he has the square footage to do so. Mr. Cademartori explains that the Staff wanted to make sure it had a minimum requirement with maximum allowance, which has been displayed.

Motion to accept 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) was made by Mr. Cook, seconded by Mr. McCarl and unanimously approved.

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).

Jesse Blanchette, Project Manager for Griffin Engineering and representative for McNiff Co LLC, explains that in May of 2017 they filed an ANR to divide the 36 acre parcel at 12 Causeway Street into three properties. Mr. Blanchette continues that since that time, no conveyances of any approved lots have occurred, but prospective purchasers have inquired about adjusting lots. Mr. Blanchette is asking to adjust the lot lines, between lots 1 and 2, along the rear of the parcel, where the building sites will be located. Mr. Blanchette explains that there will be no change to the frontage. The lot is located in the R-20 District which requires 80 feet of frontage and 20,000 square feet. Mr. Blanchette continues that lot 1 will have 21 acres, lot 2 will have 9.5 acres, and lot 3 will have 5 acres of modified lot lines. Frontage for all three lots are off of Causeway Street but access is provided by a Common Driveway, which was approved in May 2017. Mr. Blanchette continues that another component of the project is to divide the two existing lots along Causeway Street (16 and 22 Causeway Street) into three 1 acre lots. Access to these lots will be provided directly from Causeway Street. Lot 4 has 181 feet of frontage, lot 5 has 186 feet of frontage, and lot 6 has 220 feet of frontage. Mr. Blanchette continues that the lots exceed minimum requirements for the R-20 Zoning Districts.

Mr. Noonan asks about the topography of lots 4, 5 and 6. Mr. Blanchette answers that it is rather steep and that they have done soil testing, and have done preliminary planning and met with the City Engineer regarding concepts for access to the lots and drainage.

Motion to approve 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) was made by Mr. Henry, seconded by Mr. Cook and unanimously approved.

III. 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.

Mr. Cademartori explains that the Planning Board went on a site visit on the previous Thursday. The site visit distributed a revised plan which has been transmitted to departments that must provide comment. A meeting with the applicant should happen next week and final report should be provided.

Motion to continue to next regular meeting on March 1, 2018 was made by Mr. Cook, seconded by Mr. Henry and unanimously approved.

IV. 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.

Mr. Cademartori explains that the Board should create a subcommittee to meet on Wednesday February 21, 2018.

Motion to continue to the next regular meeting on March 1, 2018 is made by Mr. McCarl, seconded by Mr. Pratt and unanimously approved.

V. 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.*

Peter Goudeau, Windover Construction and representative for Fuller Mixed-Use Ventures, explains that he would like to make an informal update presentation to bring the Board up to speed as to where things are with negotiations going on with the City, the peer review process, and to share some big picture changes to the plan which may address some issues previously made by the Board. Mr. Goudeau passes handouts to the Board. Mr. Goudeau shows the Board the original plan submission and explains that the project has evolved since 2015. They are now proposing 200 apartment units, 26,000 square feet of retail, and 65,000 square feet for the YMCA. Mr. Goudeau shows the Board the Plan that was submitted in September and the plan that they are working with now. Mr. Goudeau continues that some comments heard by the Board regarding the 'feel' of the project had to do with connectivity, pedestrian access, the drop off for the YMCA, creation of pedestrian amenities. They have created a real pick up / drop off area for the YMCA, with no net change to parking. They have also attempted to enhance the walkability of the project by adding or altered sidewalks along the back entrance of the YMCA so anyone coming from Gloucester Crossing can connect, also adding landscaping to add a more robust and appealing handicap access ramp and stair accommodation. Mr. Goudeau adds they have also altered the dumpster and shed location for the residential by moving them further away from the YMCA, and that the YMCA can share either with the residential or retail dumpster pad. Mr. Goudeau points out they will put in Cape Ann granite benches, pavers with planting beds, with enhanced landscaping to multiple locations on the property to better appeal to visitors and residents. One aspect they set out to do but were unsuccessful was to create a dedicated bike path, because the operational considerations were not a good fit, but there are full sidewalk access along the property.

Mr. Goudeau continues to update the Board on the current status of the inclusionary housing. At the last City Council meeting, they remanded the negotiation of how to handle their hardship request. These negotiations are ongoing so there is no reason to bring in engineers until an agreement has taken place. Mr. Goudeau continues on the peer review with CDM Smith. Fuller Mixed-Use Ventures, Planning Staff, and CDM Smith have met and they do have a substantially complete response but are still awaiting agreement to continue.

Mr. Henry explains that the pick up / drop off area is a great aspect of this plan and asks how this area compares to the ones at the Ipswich and Sterling YMCA. Mr. Goudeau answers that he was involved with the creation of the Ipswich YMCA and while there has not been an overlay to compare, they are relatively comparable in terms of car stacking. Mr. Henry continues that in regards to housing, there are two options currently with Zoning which are to prove the hardship or build offsite. The YMCA was considering a conversion with the Middle Street location with an eye towards smaller units to accommodate, so has there been any consideration in providing SRO accommodations above the new YMCA to satisfy the 30 unit provision so there would not be 30 units going into the market rate as a residential complex but instead 30 units of SRO housing above the YMCA. Mr. Goudeau answers that they did discuss that and many other options, but the issue became the cost of the units.

Ms. Bookin explains that it seems that the applicant has already taken to concern about making the pedestrian system more robust. The point of mixed-use is to make residents take advantage of the commercial and minimizing the amount of intrasite autotrips. Ms. Bookin asks what the purpose of the commercial area is. Mr. Goudeau answers that based on conversation with a member who works on that aspect, the area is more complimentary to Gloucester Crossing and is envisioned as service oriented stores such as dry cleaning or a small restaurant. Ms. Bookin asks if there has been a parking study done to analyze the parking reaches applied are necessary and the amount of parking is necessary to serve the uses given there is a potential synergy between the residential and commercial, and the peak utilization between the uses are at different times so is there going to be empty spaces. Mr. Goudeau answers that they have made adjustments to account for potential shared parking. The agreement between the YMCA and retail owner is that it will be shared parking and there is no proprietary parking and when the MUOD ratios were established, they took shared parking into account. Mr. Goudeau adds that they have done a traffic impact and access study.

Mr. Cook adds that the connectors added between the different areas seem to work well and asks what actions are going on with the pedestrian ramp. Mr. Cook asks who is responsible for the streets and how it relates to the new connectivity. Mr. Cademartori answers that there is currently a road maintenance agreement with San Parking Company that they will help maintain the roads. Mr. Goudeau adds that they can provide a blowup of the pedestrian ramp to show the landscape.

Mr. Cademartori asks Mr. Goudeau what he sees happening in the gap between the two residential buildings. Mr. Goudeau answers that they would not put any type of structure there because it is above the water line.

Mr. Noonan acknowledges that the current 30 day extension expires on March 8, 2018 and asks Mr. Goudeau how he sees the upcoming weeks in terms of work and extensions. Mr. Goudeau answers that it is unlikely they would get away without at least another 30 day extension and that hopefully by the next meeting CDM Smith will have provided a response and would be able to speak to it. Mr. Cademartori asks when Mr. Goudeau anticipates the submission. Mr. Goudeau answers next week. Mr. Noonan explains that with setting expectations Staff resources are finite and the Board is trying to avoid getting a response the day before the next meeting. Mr. Noonan asked Mr. Goudeau for clarification on the Plan date. Mr. Goudeau responded that the February 15 date represented the Meeting date, and the August 28, 2017 represented the Plan date. Mr. Noonan wants to keep offering continuances so the Board does not get off track with this project. Mr. Goudeau adds that they are watching costs on every aspect rise and there is just one final hurdle to get over before the project should move forward.

William Kopp, resident of 30 Tribeca Lane, asks why they are putting a commercial area in when there has been empty lots on Gloucester Crossing. Mr. Kopp adds that there are many residential homes behind the Marshalls at Gloucester Crossing. Mr. Kopp also asks if there is a date that must be met on this contract. Mr. Noonan answers that there are several processes involved in this which is why there are a continuance of extensions happening. Mr. Cademartori explains that the Permitting Process Agreement has now gone into a lapse and needing an extension. Mr. Kopp explains that he has some developers interested in making a bid on this property, and asks if there is a deadline that is set for this contract. Mr. Noonan explains that the contract is contingent on approvals which is what has been done for the last two years.

Mr. Cademartori asks for a reasonable answer on when they can expect a response. Mr. Goudeau proposes a meeting on Tuesday or Wednesday to discuss where the negotiations have gone and if they can commit to the next meeting. Mr. Cademartori proposes to continue this to the meeting on March 15, 2018.

Motion to continue to the next regular meeting on March 15, 2018 was made by Ms. Bookin, seconded by Mr. Pratt and unanimously approved.

VI. OTHER BUSINESS

- Municipal Vulnerability Preparedness Program Update

Mr. Cademartori explains that the subcommittee for this project met last Friday and identified people who are going to be involved. It is up to the state to get people to think about the potential impacts of climate change. There will be a meeting held on April 12, 2018 and an invitation is extended to the Board.

VII. ADJOURNMENT

Motion to adjourn was made by Mr. McCarl, seconded by Mr. Cook and unanimously approved.

VIII. NEXT MEETING

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.