

**CITY OF GLOUCESTER
PLANNING BOARD**

April 5, 2018

6:00 P.M.

Kyrouz Auditorium 9 Dale Ave, Gloucester

Richard Noonan, Chair

MINUTES

Members Present: Rick Noonan- Chair, Doug Cook, Jonathan Pratt, Jane Remsen, Hank McCarl, Shawn Henry, Beverly Bookin

Staff: Gregg Cademartori- Planning Director, Jacquelyn Rose- Recording Secretary

Chair Rick Noonan opened the meeting at 6:04pm

I. BUSINESS

A. Approval of Outstanding Minutes – 3/1/2018 and 3/15/2018

Mr. Henry explains that the Minutes should read that Counselor Lundberg stated that the Board was not able to ask questions. Ms. Bookin clarifies on Page 4 neighbors be changed to Homeowners Association. Mr. Noonan clarifies Noon on Page 6 be corrected to Noonan. Mr. Cademartori clarifies on Page 7 Ben McGurk be corrected to Dennis McGurk. Ms. Remsen clarifies that on Page 7 writtenly be changed to in writing. Ms. Remsen clarifies on Page 10 the creation of the Pork Chop Lot be corrected by taking out ‘creating a Pork Chop Lot, which is Parcel A, by removing the lot line between the parcel’ and adding ‘by adding two lot lines’.

Motion to Approve Minutes for March 1, 2018 was made by Mr. McCarl, seconded by Ms. Bookin and unanimously approved.

Mr. Cademartori clarifies that Page 3 should read ‘time frame for the project’ not property. Mr. Noonan explains that Page 4 should read 1500 - 500 feet.

Motion to Approve Minutes for March 15, 2018 was made by Mr. McCarl, seconded by Mr. Henry and unanimously approved.

B. Public Comment - None.

II. CONSENT AGENDA

Planning Board to consider the Approval Not Required Plan submitted by Dominic & Cathy Barbagallo & Brian Pollard to adjust the lot line at 4 & 8 Jacques Lane, and to create a lot at 19 High Popples Road (Assessors Map 76, lots 96, 97).

Mr. Cademartori explains to the Board that the two lots on Jacques Lane comply with the minimum setbacks and frontage. There is an aerial ledge with access to sewer. The applicants will create a new lot that will comply with the minimum setback and frontage.

Motion to approve the Approval Not Required Plan submitted by Dominic & Cathy Barbagallo & Brian Pollard to adjust the lot line at 4 & 8 Jacques Lane, and to create a lot at 19 High Popples Road (Assessors Map 76, lots 96, 97) was made by Mr. Cook, seconded by Mr. Henry 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, the Planning Board shall review a Form B Preliminary Plan submission for land located at 12R Wolf Hill Way (Assessors Map 88 Lots 22,23,24,25) submitted by Wolf Hill Trust, William Friend.

Michael Fahey, representative for William Friend, explains to the Board that there is nothing to add since the Board's site visit.

Motion to approve the Form B Preliminary Plan submission for land located at 12R Wolf Hill Way (Assessors Map 88 Lots 22,23,24,25) submitted by Wolf Hill Trust, William Friend was made by Mr. Cook, seconded by Ms. Remsen and unanimously approved.

IV. OTHER BUSINESS

- Informal Discussion of Recreational Marijuana Zoning

Mr. Cademartori explains that the Board has recommendations from the Mayor and the task force, which meets regularly. There are several uses that are permitted and would segregate recreational and medicinal marijuana. There will likely be action from City Council on the number of retail establishments. The City Council has the authority to limit the number of retail establishments to three.

Mr. Henry asks why as the Board is going through this process, they have been loosening the restrictions of recreational marijuana, but not medicinal.

Mr. Cademartori replies that one recommendation is to bring medicinal to a higher standard. When the Ordinance for medicinal marijuana was being made, there should have been a distinction between a dispensary and cultivation facility. There are more appropriate areas around the City for the different uses. Mr. Cademartori continues that it is important to note that there will be a very controlled limit on the number of licenses, as well as where the different uses may occur.

Mr. Henry explains that some of the concerns on the proposed Ordinance go beyond planning and into licensing.

Mr. Cademartori explains that the Board should invite people to share their opinions and address concerns now so the community becomes more comfortable with this. This should be more of a public education process and determine what impacts we are concerned about and if there needs to be a Special Permit.

Mr. Henry explains that this process should be like any other process. The Zoning Ordinance should simply explain what the building is going to be.

Ms. Bookin explains that there should be a distinction between recreational retail and medicinal. Retail uses will be more car dependent and have more visitors it should be in a location that can meet the parking requirement.

Mr. McCarl adds that if this is a use that is permitted in Zoning there should not be an issue and that there should be limits on licensing.

Mr. Cademartori explains that licensing for this matter is done at the State level. There can be a separate Ordinance that separates recreational and medicinal. Mr. Cademartori continues that since this is so new, there are not many case samples which makes narrowing down the impact of retail locations.

Mr. Henry adds that this is an opportunity to write out what to do if a business wants to adopt medicinal or recreational marijuana.

Mr. Cademartori asks if the Board would like to create a subcommittee or hold a special meeting. The Board agrees to hold a special meeting on April 19, 2018 at 6:00 pm.

- CPA Update

Mr. McCarl informs the Board that they are in the process of taking applications.

V. ADJOURNMENT

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

VI. NEXT MEETING

Next regular meeting of the Planning Board May 3, 2018

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