

**CITY OF GLOUCESTER  
PLANNING BOARD**

**June 27, 2018**

**5:00 P.M.**

**Kyrouz Auditorium 9 Dale Ave, Gloucester**

**Richard Noonan, Chair**

**Special Meeting  
MINUTES**

**Members Present:** Rick Noonan-Chair, Doug Cook, Henry McCarl, Shawn Henry, Beverly Bookin, and Jane Remsen. **Absent:** Jonathan Pratt

**Staff:** Gregg Cademartori, Planning Director & Jeremy Price, Staff Planner

**City Councilors in Attendance:** Valerie Gilman & Jennifer Holmgren

**I. BUSINESS**

**A.** Approval of Outstanding Minutes –

**Motion to approve Outstanding Minutes (6/21/18) as amended was made by Mr. McCarl, seconded by Mrs. Bookin and unanimously approved.**

**II. CONTINUED PUBLIC MEETING**

In accordance with the City of Gloucester Zoning Ordinance, Sections 5.27 and 5.7.4, Gloucester Planning Board is 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 Mixed Use Overlay District pursuant to GZO Sec. 5.29 (including Major Project GZO Section 5.7) and Secs. 5.29.10 and 5.11.18. Also being reviewed by the Planning Board under GZO Section 5.8 Site Plan Review.

*Continued from 6/21/18 meeting.*

Mr. Cademartori provided an overview of what took place since the last meeting, and reviewed the draft recommendation with the Board. The discussed recommendation included edits and suggested language made by the Community Development Department, project review

consultant CDM Smith, and the Applicant. During this time, the Applicant, as well as Board members were able to further clarify and address outstanding questions and/or concerns.

Peter Gourdeau, Windover Construction, was asked by the Board to highlight Site Plan changes between December and the final revision in March. Major changes included: 1) the addition of a drop-off in front of the YMCA; 2) minor modifications to on-site paths; and, 3) modification to parking areas near the YMCA to reduce encroachment on wetland resource areas.

However, as introduced by Mr. Cademartori, the updated Site Plan still reflects that certain design modifications suggested both by the Planning Board and CDM Smith remain unaddressed. Particularly, these discrepancies surround the connectivity to, and within the site concerning non-vehicular transportation. The Applicant concluded that bicycle lanes were not feasible and that the sidewalk system was sufficient to handle demands. Further questions were introduced regarding snow removal and its impact on connectivity. Snow will be trucked off the site; removal is required to be reported on within the Operations and Maintenance Plan.

Mr. Gourdeau introduced a few points for further discussion:

- 1) The Applicant asked that the Planning Board hears requested “minor” modifications to the Site Plan;
- 2) The Applicant sought to clarify what the as-built confirmation process was. Particularly, the Applicant asked for the ability to approve a single final as-built plan;
- 3) The Applicant requested they’d like to be able to “blast” and “crush” between the hours of 7:30 – 4; and,
- 4) The Applicant would like to see the scope of the transportation study limited to the two entrances leading to the YMCA. Additionally, the Applicant requested that any additional analysis be limited to one year, as membership and utilization of the YMCA is projected to be the highest during that point.

The Planning Board began a more in-depth discussion on the content of the proposed recommendations for the City Council:

- 1) Mrs. Bookin voiced concerns that the traffic analysis was not completed using comparable facilities within the neighborhood as the evaluation, particularly for this location, should be site-specific. Additional language concerning the Applicant’s best efforts to estimate trip generation data for the YMCA was modified to reflect that additional analysis would be required to confirm accuracy for the YMCA facility upon full occupancy and operation.

- 2) The Applicant was asked to the furthest extent practicable, to recruit for all open staff positions within Gloucester. Recruitment efforts should include outreach through the Gloucester Times, as well as holding job fairs for qualified residents.
- 3) Questions were raised as to how housing preferences lists were generated. The Planning Board recommended that the City further clarify its role in marketing of affordable units and effectuating, as allowed by law, a “Gloucester resident” preference.
- 4) Language was revised to incorporate that all plans shall meet the requirements of ADA; the Massachusetts Architectural Access Board; and that the Applicant shall support the City’s efforts to enhance pedestrian links to the existing residential neighborhoods south of the Site. Mr. Gourdeau sought to clarify that supporting the City is not a financial responsibility of the Applicant.
- 5) The Board discussed the Applicant’s request to engage in rock crushing and blasting operations between the hours of 7:30 AM to 4 PM. Mr. Cademartori explained that the hours of 8:00 AM to 3:00 PM was applied to the Gloucester Crossing development. As increased hours of operation would shorten the number of days needed for rock crushing, the Board approved the Applicant’s request.
- 6) Based on Mrs. Bookin’s concerns as previously introduced, in addition to input provided by CDM Smith, the Applicant was comfortable with submitting annual traffic monitoring reports and subsequent follow-up review. Additional analysis will be required if conditions exceed values outlined in the initial traffic study. Annual reports should include Average Daily Traffic (ADT), Turning Movement counts for the (i) weekday AM/PM, and (ii) Saturday midday peak periods at the following locations: Schoolhouse Road/Sargent Street/Site Drive and Gloucester Crossing Road at Site Drive.
- 7) The Applicant has proposed certain modifications to Schoolhouse Road in the vicinity of the Schoolhouse Road/Sargent Street/Site Drive southwest of the site. As discussed, the City will, to the extent reasonable, cooperate with the Applicant with regard to logistics around work in the public way.

**Motion to forward the recommendations dated June 27, to the Gloucester City Council reflecting all modifications, made by Mr. Henry, seconded by Mrs. Remsen and unanimously approved.**

**III. Adjournment**

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

**IV. Next Meeting**

**Next regular meeting of the Planning Board July 19, 2018**