

**CITY OF GLOUCESTER
PLANNING BOARD**

June 7, 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, Shawn Henry, Beverly Bookin Absent: Henry McCarl

Staff: Gregg Cademartori- Planning Director, Jeremy Price – Staff Planner, Jacquelyn Rose- Recording Secretary

Chair Rick Noonan opened the meeting at 6:04pm

I. BUSINESS

A. Approval of Outstanding Minutes was postponed to the next regular meeting.

B. Public Comment - Susanne Altenburger, Bolger and Friends, Inc. 66 Atlantic Street, explains that she has seen the fishing port deplete, and the regulations and rules have increased. The final federal regulation closed the door on discussing what a modern fishing fleet should look like. Ms. Altenburger urges the Board to take action on this issue.

II. CONTINUED PUBLIC HEARING

MAJOR PROJECT SPECIAL PERMIT REVIEW

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.

Mr. Peter Gourdeau, Windover Construction, explains that they are continuing to work with CDM Smith on the peer review. Since the last meeting, the stormwater issue has been resolved, and they are still reviewing traffic items. There are two wastewater components: an on-site pump station and the proposed off site sewer upgrade. Mr. Gourdeau continues that Windover Construction and CDM Smith agreed on basic principles on the wastewater flow, in order to size the pump station design. They have been working with the administration and DPW to begin the MassWorks grant process. The current proposal for the MassWorks grant is that the City will

take over the design of the wastewater system because it is efficient to consolidate other improvements occurring at the same time.

Mr. Cademartori explains that CDM Smith have updated their responses and are waiting on the redesigned pump station. CDM Smith believes in the next week or so they will submit their final comment regarding the site design layout, unless there are any comments that need to be presented to the Board. Mr. Cademartori continues that the offsite sewer improvement design will hopefully be agreed upon by the next meeting.

Mr. Gourdeau explains that the offsite sewer improvement design will not be completed by the time the Board would be ready to have a vote.

Mr. Cademartori replies that there needs to be a path that leads to a design that will meet demands of the project and the existing neighborhood.

Mr. Gourdeau continues that they hope to resolve every item within the next week to ten days;

Mr. Noonan replies that hopefully items will come together in the next week or so, if not, the Board would at least like a list of conditions that address some of the outstanding issues. In order to be prepared to take action, the Board would like to receive the list of conditions before the next meeting.

Motion to continue to the next regular meeting was made by Mr. Pratt, seconded by Mr. Henry and unanimously approved

COMMON DRIVEWAY SPECIAL PERMIT APPLICATION

Common driveway special permit application submitted by Nathaniel Levie, for 3 lot access at 588-592 Essex Avenue, Map 237, lots 24,31,71,102.

Mr. Cademartori explains that there was a request by John Judd to continue this item to the next meeting. Staff has met with the Applicant and relayed comments from the Fire Department.

Motion to continue the Common Driveway Special Permit application submitted by Nathaniel Levie, for 3 lot access at 588-592 Essex Avenue to the next regular meeting was made by Mr. Henry, seconded by Ms. Bookin and unanimously approved.

PORK CHOP LOT SPECIAL PERMIT APPLICATION

Pork chop lot special permit application submitted by Edward & Holly Levie for 2 pork chop lots at 588- 592 Essex Avenue, Map 237, lots 24,31,71,102.

Motion to continue the Pork Chop Lot Special Permit application submitted by Edward & Holly Levie for 2 pork chop lots at 588- 592 Essex Avenue to the next regular meeting was made by Mr. Henry, seconded by Ms. Bookin and unanimously approved.

III. PUBLIC HEARING

CLUSTER DEVELOPMENT SPECIAL PERMIT

Michael Carrigan, Carrigan Development LLC, for a 12-unit cluster development special permit at 186 Concord Street, Map 24, Lot 14.

Mr. Cademartori explains that there was a problem with the abutter notification which resulted in failed communication with some abutters.

Motion to continue to the next regular meeting was made by Ms. Remsen, seconded by Mr. Pratt and unanimously approved.

IV. OTHER BUSINESS

- CPA Update
- Update on Grant Applications

Mr. Cademartori explains that he and Mr. Henry met with a group of residents concerned about affordable housing. This group was considering proposing some amendments to the inclusionary ordinance. The City was awarded a Planning for Production grant from MassHousing that will give the City technical assistance from a consultant that works in the affordable housing realm. The City also received a grant based on the work done at the Community Resilience and Municipal Vulnerability Preparedness workshop on April 12, 2018. The grant will help with water supply management and protection and the City has filed for a joint application with Kleinfelder, which is the engineering firm that worked on the City's vulnerability assessment. The Planning Department also applied for a grant for wastewater management, and coastal resiliency opportunities pertaining to the high school. The budget for the Watershed Management is around \$140,000 and the grant amount is \$170,000. The budget for the feasibility and design of the resiliency efforts is roughly \$90,000. The City also applied for a grant to have technical assistance to help support the update of its Open Space Plan.

Mr. Henry asked if the Open Space Committee is in charge of acquisition or management. Mr. Cademartori replied that they make recommendations on key projects but cannot require acquisition.

V. ADJOURNMENT

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

VI. NEXT REGULAR MEETING

Next regular meeting of the Planning Board June 21, 2018

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