

**CITY OF GLOUCESTER
PLANNING BOARD**

August 16, 2018

6:00 P.M.

**Kyrouz Auditorium 9 Dale Ave, Gloucester
Richard Noonan, Chair**

MINUTES

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

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

Acting Chair Hank McCarl opens the meeting at 6:07 PM

I. Business

a. Approval of Outstanding Minutes

Motion to approve outstanding Minutes (5/15/18) as amended was made by Mr. Cook, seconded by Ms. Bookin and unanimously approved.

Motion to approve outstanding Minutes (6/7/18) as amended was made by Mr. Henry, seconded by Ms. Remsen. Four (4) votes in favor, one (1) abstention.

b. Public Comment – No Public Comment

II. Consent Agenda

1) Proposed Site Plan Amendment – Application to amend approved Site Plan for 8 Kondelin Road, Map 198, lot 31 submitted by Jeff and Nadina Wilk.

John Judd, Gateway Consultants Inc., provided a brief overview of the proposed modifications. Modifications to the Site Plan included, but were not limited to, the removal of roof drainage infrastructure, substituting the proposed timber guardrail with large boulders along the edge of the parking area, substituting the crushed stone shoulders for Cape Cod style berm, modified site grades, and the relocation of the boulder wall abutting the existing structure.

Mr. Cademartori noted that in certain areas, the proposed plan illustrates a 1.5-foot grade increase, particularly around the sediment and oil separator responsible for providing

water treatment prior to its discharge into the wetland. Mr. Judd was asked to respond to each comment included in the memorandum submitted by the City Engineer, Paul Keane. Mr. Judd highlighted that the main purpose of the amended proposal was to get permission from the Board to move forward with the pervious paving; he feels comfortable that stormwater will be effectively managed.

The Board's approval was subject to conditions including but not limited to: 1) the provision of a stamped letter from a professional engineer attesting that the site will adequately manage all stormwater; 2) certification from a structural engineer licensed in the Commonwealth of Massachusetts attesting to the design and stability of the retaining walls; and 3) the incorporation all other site features and elements included on the original plan, such as lighting, signage, and landscaping.

Motion to approve the amended Site Plan, as conditioned, was made by Ms. Remsen, seconded by Ms. Bookin and unanimously approved.

- 2) **Proposed Road Improvement Plan Amendment** – Application to amend approved Road Improvement Plan for Hutchins Court, submitted by Summer House, Associates L.L.C.

Mr. Judd, Gateway Consultants Inc., represented the applicant. Mr. Judd outlined the requested changes to the Road Improvement Plan, such as modifying the grade of the roadway from 10% to 12% as allowed under Gloucester's Rules and Regulations Governing the Subdivision of Land. Mr. Judd noted that during a meeting with City Staff and the Gloucester Fire Department, the removal of the proposed water main and fire hydrant were approved subject to the following conditions: 1) residential units are to be equipped with compliant sprinkler systems (NFPA 13D); 2) residences shall be connected to a central alarm station; and 3) programed automatic sprinkler activation is tied into the system. Mr. Price confirmed that this modification was approved by the Gloucester Fire Department, and asked if the applicant was requesting any waivers. Mr. Judd responded the applicant was requesting a waiver for curbing, as required for slopes larger than 3%. The intended design of the road would convey water left to right, to the crushed stone shoulder.

Mr. Price noted that board may impose Design Standards from Section C of the Board's Rules and Regulations as they see fit for the Road Improvement Plan.

Motion to approve the amended Road Improvement Plan, as conditioned, was made by Mr. Cook, seconded by Ms. Bookin and unanimously approved.

- 3) **Site Plan 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 Site Plan Review pursuant to GZO Section 5.8.

Peter Gordeau, Windover Construction, provided a recap of the permitting process to-date, concluding with the unanimous approval by all members of the City Council. Each of the recommended conditions identified by the Board remained in the final decision, including some additional imposed conditions (City Council) surrounding affordable housing.

Mr. McCarl noted the importance of this project and commended all the individuals involved from the City, Gloucester's consultants, and Fuller Mixed-use Ventures, LLC.

Motion to approve the Site Plan made by Mr. McCarl, seconded by Mr. Cook and unanimously approved

4) **OTHER BUSINESS**

Written Decision

Definitive subdivision plan by Patrick Titus Jr for a 3 lot subdivision located at 602-606 Washington Street Map 112, lots 25, 93.

Mr. McCarl provided an opportunity for a member of the public to voice his concerns regarding the adequacy of the municipally owned culvert under Washington Street.

Additional comments were posed by the Board regarding the prohibition of all on street parking as outlined in Condition #12. Mr. Cademartori and Mr. Price identified that the condition reflects the preference of the Gloucester Fire Department, and ensures compliance with 527 CMR 1.00 regarding the adequacy of access for the provision of emergency services. Inconsistency were noted regarding other private ways throughout the City.

Motion to approve the decision as amended was made by Mr. Henry, seconded by Ms. Remsen and unanimously approved.

I. **ADJOURNMENT**

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

Next regular meeting of the Planning Board September 6, 2018