

**CITY OF GLOUCESTER
PLANNING BOARD**

July 19, 2018

6:00 P.M.

Kyrouz Auditorium 9 Dale Ave, Gloucester

Richard Noonan, Chair

MINUTES

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

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

Acting Chair Mr. McCarl opened the meeting at 6:05 pm

I. BUSINESS

A. Approval of Outstanding Minutes -

Motion to Approve Minutes for June 27, 2018 was made by Mr. Henry, seconded by Mrs. Bookin and unanimously approved.

B. Public Comment - None.

II. CONSENT AGENDA

FORM A - ANR application submitted by Kirsten Afklinteberg to create an additional lot at 1087 Washington Street. Map 154, Lot 2.

Mr. Price explains the ANR complies with the zoning district's frontage requirements. Additionally, the ANR was reviewed and approved by the Building Inspector. However, the Applicant will need to seek relief from the ZBA to be able to access the property through other than its frontage. Mr. Cademartori explains that the determination of the Planning Board does not indicate compliance with Zoning.

Motion to approve the ANR application submitted by Kirsten Afklinteberg to create an additional lot at 1087 Washington Street was made by Mr. Cook, seconded by Mr. Henry and unanimously approved.

III. CONTINUED PUBLIC HEARING

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

Mr. Judd, Gateway Consultants LLC, explains that the project was last presented to the Planning Board on June 21, 2018. The Applicant received City Engineer Paul Keane's memo addressing outstanding concerns, as well as highlighting areas where the Applicant satisfied issues indicated in Mr. Keane's previous memos.

Mr. Price notes that the Applicant's classification of the road was initially incorrect; however, after meeting with City staff they were able to resolve this issue. Mr. Cademartori adds that road classifications (e.g. Lane or Court) are based on design standards. As written, the Subdivision Standards define that a Court is "a street which serves as an access for no more than three single-family dwellings." Mr. Cademartori continues that the road meets the applicable standards and satisfies the requirements of the Fire Department.

Mr. McCarl invites members of the audience to speak both in favor or opposition of the project.

Mr. Edward P., direct abutter, believes that stormwater runoff would intensify as a result from this development.

Mr. Judd explains that during conversations with the Conservation Commission and the City Engineer, the decision to direct stormwater to the two-foot-wide shoulder on each side of the road was chosen to promote water quality. The City Engineer recommended the Applicant install a collection system to convey water. As noted, the Applicant changed the overall Lane design by incorporating an arched culvert as requested by the Conservation Commission.

Motion to close the public hearing was made by Ms. Bookin, seconded by Mr. Pratt and unanimously approved.

The Board asked whether the historical significance of the property was officially designated, either at the state or federal level – it has not. Additional concerns regarding its location to wetland resources were posed. Mr. Judd notes each of the three lots falls within the 100-ft wetland buffer; however, the project has received the Conservation Commission's approval.

Abutter Barbara Lambert proposed that the Applicant could divide the lots in a way that would enable for the establishment of a corridor from Riggs Point Road to the historic former pasture (now wooded). Ms. Lambert was asked to identify the proposed corridor on the Site Plan. Mr. Judd notes the right-of-way ends before the Applicant's property.

Staff highlights the importance of curbing and collection systems, and reiterates that the Board can choose whether or not to grant the requested waiver.

Motion to approve the Subdivision, granting all waivers is made by Mr. Henry, seconded by Ms. Bookin and unanimously approved.

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 Definitive Cluster Development special permit for land located at 186 Concord Street, Map 24, Lot 14, submitted by Carrigan Development, LLC.

Attorney Deborah Eliason, Eliason Law Office, explains that she sent a memorandum to the Board addressing an opposition memo submitted by Attorney William Heney at the previous Planning Board meeting. Attorney Eliason states that she did not find anything in the opposition memorandum that provides adequate support to deny the Special Permit. The Applicant has met all of the Board's requests for the preliminary approval, regarding to consolidating access, utility infrastructure, and promoting open space.

Attorney Eliason continues that there is no requirement in the Ordinance that mandates the Applicant to submit a conventional subdivision plan.

Mr. McCarl invites members of the audience to speak both in favor and opposition of the project.

Attorney William Heney, explains that the concerned abutter which he represents believes that the land is in an environmentally sensitive area, and that the developer is using a Cluster Development to maximize the use of the area, which would not be possible under a conventional subdivision, and, further, that the majority of the open space within the Site is likely unbuildable. Mr. Heney continues that the Applicant's application appears to be incomplete. In response, Attorney Eliason reiterates the Applicant's application is complete as outlined by the City's regulations.

Members of the Board reiterate to Attorney Heney that the Gloucester Zoning Ordinance (GZO) does not require a baseline to compare against the Cluster Development.

Mr. Heney believes that Applicant's application lacks a definitive plan as to how the open space will be conserved in perpetuity, in accordance with Gloucester's Zoning Ordinance.

The Board seeks to clarify whether or not there has been any addition technical reports created to challenge the Applicant's work, Mr. Heney responds that there has not.

Mr. Grant Clark, resident of 279 Concord Street, asks the Board to delay their decision until the Conservation Commission decides. Mr. Clark asks to submit a petition opposed of this development.

Mr. Alex Gauze, resident of 232 Concord Street, explains that he would be against this development no matter who the developer was. Mr. Gauze feels the roads are narrow and not well maintained.

Ms. Julia Haggarty, resident of 43 Bray Street, explains that there are many properties that house horses in the area. An increase in traffic could have an impact on those horses.

Mr. Robert Serafine, resident of 82 Bray Street, asks if the development is on Concord Street or Bray Street. Mr. Cademartori replies the legal address is 186 Concord Street, but the Site's frontage is on Bray Street. Mr. Serafine explains that Concord, Bray, and Atlantic Street are all dangerous.

Mr. Nick Holland, resident of 11 Jebeka Lane, explains that there have been new homes on both Bray and Concord Street, and no neighbors objected them. Mr. Holland Believes the Cluster Development is out of character for West Gloucester.

Mr. Richard Cousins, resident of 137 Bray Street, explains that he never had flooding in his basement until more development had occurred.

Mr. John Rogers, resident of 139 Bray Street, explains that his properties in West Gloucester never had flooding until recently.

Mr. Dennis McGurk, resident of 283 Concord Street, asks if there was a plan submitted to the Board of Health. Mr. Cademartori replies yes.

Mr. John Keagan, resident of 370 Concord Street, explains that he is concerned with traffic. Mr. Kegan feels there is more traffic now than there ever was.

Mr. Dan Grover, resident of 50 Bray Street, feels that the 12 lots are not true to what will actually be developed.

Motion to close the Public Hearing is made by Ms. Bookin, seconded by Mr. Pratt and unanimously approved.

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

IV. OTHER BUSINESS

- A. 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,

Continued to the next regular meeting.

- B. 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

Continued to the next regular meeting.

V. ADJOURNMENT

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

VI. NEXT MEETING

Next regular meeting of the Planning Board August 2, 2018

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