



CITY OF GLOUCESTER

PLANNING BOARD

MEETING MINUTES

Thursday December 2, 2010 at 7:00 PM

Kyrouz Auditorium, City Hall, 9 Dale Avenue, Gloucester

Richard Noonan, Chair

Members:

Rick Noonan, Chair

Karen Gallagher

Marvin Kushner

Henry McCarl- Absent

Mary Black- Absent

Staff:

Gregg Cademartori, Planning Director

Pauline Doody, Recording Clerk

I. BUSINESS

- A. Call to Order with a Quorum of the Planning Board
- B. Introduction of Planning Board Members and Staff

II. APPROVAL OF MINUTES

- A. Meeting of November 18, 2010
Approvals of the minutes were continued to the next Planning Board meeting on December 16.

III. CONSENT AGENDA

- A. Christopher F. Nash to adjust lot lines at 89, 103, & 109 Cole's Island Road (Assessors Map 258 Lot 13, and Map 253 Lots 23 & 24).

Motion: To continue Christopher F. Nash to adjust lot lines at 89, 103, & 109 Cole's Island Road (Assessors Map 258 Lot 13, and Map 253 Lots 23 & 24).

1st: Marvin Kushner

2nd: Karen Gallagher

Vote: All approved 3-0

IV. MAJOR PROJECT REVIEW

In accordance with Section 5.7.4 of the Gloucester Zoning Ordinance, the Planning Board to review the Hotel Major Project Special Permit application and plans submitted by Gloucester Hotel, LLC for 79-99 Essex Avenue (Assessor's Map 218 Lots 1, 17, & 126) located in the Extensive Business (EB) District.

Mr. Cademartori updated the board as to where the project stood as of this evening. He stated that after extensive review the Conservation Commission closed its hearing on the project has approved the same. At the last Planning Board meeting there was discussion regarding the new crosswalk and proposed improvements to Julian Road. Mr. Cademartori stated that yesterday a new plan that addressed these issues was received. Mr. Cademartori has catalogued what constitutes the submission given the extensive revision along the way. There is a listing of documentation that has been in front of the Planning Board and the Conservation Commission. He also noted that a decision was made early in the process to defer to an independent consultant for the engineering review. There have been numerous correspondences between

John Crowe Associates and the applicant and any final conditions that haven't been addressed, are now conditions in the Conservation Commission's approval.

Also included are conditions that are consistent with larger developments projects in terms of sequencing, site control, and assuring there are adequate preconstruction meetings and contact with city officials. In addition, because of the proximity of residential homes there may be restriction of hours for construction. The board reviewed plans with Mr. Charlie Wear of Meridian Associates.

Mr. Cademartori stated that as outlined in the application materials the fiscal impact of the project is positive given estimated room tax and property taxes, construction permit fees, and infrastructure improvements.

One of things that had been raised was a shuttle service for hotel guests. The potential is there to coordinate with CATA. It would be a benefit both to the project, area businesses and downtown and other city destinations.

Mr. Cademartori stated that the drainage has been reviewed and water utility has been addressed. He stated that the only documentation that he did not have was regarding the sewer and using the existing infrastructure.

Mr. Pagent stated that he has a letter regarding the sewer approval.

Mr. Cademartori stated that contamination has been identified on site and it should be conditions that there has to be a certification that the site is clean before project construction begins.

Motion: To recommend to City Council the issuance the major project special permit and associated special permits required for the major project hotel development at 79-99 Essex Avenue (Assessor's Map 218 Lots 1, 17, & 126) as drafted in the recommendation dated December 2, 2010.

1st: Marvin Kushner

2nd: Karen Gallagher

Vote: All approved 3-0

V. PUBLIC HEARING

In accordance with MGL Chapter 40A, Section 9, and City of Gloucester Zoning Ordinance, Sections 1.5.5 and 5.21, Gloucester Planning Board will hold a public hearing to consider the application from Christopher F. Nash for an amended Common Driveway Special Permit at 89, 103, & 109 Cole's Island Road (Assessors Map 258 Lot 13, and Map 253 Lots 23 & 24).

Motion; To continue the hearing on the application from Christopher F. Nash for an amended Common Driveway Special Permit at 89, 103, & 109 Cole's Island Road (Assessors Map 258 Lot 13, and Map 253 Lots 23 & 24) to December 16.

1st: Marvin Kushner

2nd: Karen Gallagher

Vote: All approved 3-0

VI. OTHER BUSINESS

A. Planner's Report – Support Letters for MassBays Grant Proposals

Mr. Cademartori stated that the Town of Ipswich is putting forward a grant application to work on the development of a Great Marsh ACEC management plan. They are looking for recommendations to support the grant applications. Mr. Cademartori has also put forward an application for Gloucester to the same grant program. Last year Mr. Cademartori participated in a state subcommittee on climate change. There was legislation passed called the Global Warming Solutions Act to start an effort to examining the potential impacts and community needs to address them. These discussions are likely to continue and intensify. In an effort to better understand potential impacts to Gloucester, the grant

proposal is to apply some visualization tools to Gloucester sites to understand where we may need to focus efforts.

Mr. Noonan updated the board regarding a seminar with some folks from MIT on a very similar theme of future floodplain issues. The participants were given role play exercises for three scenarios anticipated over time and its affects. The game got a little diluted in the facts and the meat of issue, but it was a good introduction.

Ms. Gallagher stated that Budget & Finance has had three separate meetings on the CPA project proposals. Things will go forward next year and there is a committee meeting next Wednesday. We have become award how the funding comes in and there are some thoughts regarding whether or not to spend money before we receive it which is possible.

B. Chairperson's Report

Mr. Noonan stated that he will be reaching out to candidate for the board. It just hadn't been the right time to bring in someone new into the mix. He also stated that Birdseye will be moving forward with some language and then it would be referred back to the Planning Board for further consideration. This is the zoning subcommittee for the City Council. The intent was to generate a project for the city.

Mr. Gallagher stated that we have to remember that this is about zoning not a project.

Mr. Noonan stated that the board needs to put the controls back in place as much as possible.

VII. ADJOURNMENT

Motion: To Adjourn

1st: Marvin Kushner

2nd: Karen Gallagher

Vote: All approved 3-0

VIII. NEXT MEETING

Next regular meeting of the Planning Board is Thursday, December 16, 2010

Planning Board Members: If you are unable to attend the next meeting please contact the Planning Office at (978)281-9781.