



CITY OF GLOUCESTER

PLANNING BOARD

MEETING MNUTES

Thursday November 18, 2010 at 6:30 PM

Kyrouz Auditorium, City Hall, 9 Dale Avenue, Gloucester

Richard Noonan, Chair

Members Present:

Richard Noonan, Chair

Mary Black, Co Chair

Marvin Kushner

Henry McCarl

Karen Gallagher

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. EXECUTIVE SESSION

Discussion of pending litigation regarding ANR Denial at 23-27 Silva Court.

III. PRESENTATION

Essex Heritage Scenic Byways update on the development of the byway and corridor management planning process.

Mr. Bill Stillman thanked the board for the opportunity to make the presentation for the Essex Heritage Scenic Byways, He thanked Mayor Carolyn Kirk for coming and for her support.

Mayor Carolyn Kirk stated her pleasure to be at this meeting of the planning board. The work behind this has been tremendous. The Mayor made a few acknowledgments to the people that helped stating that without their legislative support, this would not have happened. She thanked Senator Bruce Tarr, former representative Verga and Ms. Ann Margaret Ferrante . The Mayor also thanked the advisory group: Lynn Parisi, Laura Dow, Dave Rhineland, Ron

Geary, Butch Roth , Harriet Webster, Nole Mann, Paul Mcgeary, Gregg Cademartori, Steve Winslow and Sara Garcia. She stated that it has taken a multitude of talent and individuals to The Mayor thanked our partners from Essex Scenic Byway, the Planning Board and everyone here this evening.

Mr. Bill Stillman stated that the scenic byway is to increase awareness. To do that there needs to be a vision, plan and leadership. The byway is one of 1500 in country it works and is well tested.

Julia Walker, Taintor & Associates

Ms. Tainted gave the board a virtual tour of the byway of Gloucester She stated that it was diverse and extensive. The byway is 85 miles long and travels through 13 communities.

Ms. Walker provided a power point presentation to the board. She stated that the byway is located within the National Heritage area. There are over 55 visitor sites and over 7200 historical properties along the byway. The byway highlights the uniqueness of each community.

There are three major qualities that defines a byway; Historical, Natural and Recreational. The three elements of a sustainable byway program are: planning, intrinsic qualities, visitor experience.

Ms. Walker proceeded to explain the implementation plan; Priority projects

1. Create a scenic byway organization
- 2 Develop a byway interpretation plan
3. Design a byway logo-

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- 4 Install byway identification signs
5. Initiate a byway webpage
6. Design and produce marketing collateral-
7. Coordinate regular communication about the byway with resident and visitors
8. Create and organize a signature byway event
9. Improve bicycle and walking trails
10. Design permanent and/or portable byway information exhibits for visitors centers
11. Seen national scenic byway designation

Ms. Walker invited the public to visit the website at: www.essexheritage.org/scenicbyway Click on Corridor management plan

Mr. Noonan thanked the Scenic By-way committee for the presentation and indicated that they could count on the support of the Planning Board in their efforts.

IV. APPROVAL OF MINUTES

A. Meeting of November 4, 2010

Motion: To approve the minutes for November 4, 2010

1st: Marvin Kushner

2nd: Mary Black

Vote: All approved 5-0

V. CONSENT AGENDA

A. Jonathan & Peter Lawrence to adjust lot lines at 21 Fernwood Lake Avenue (Assessors Map 219, Lots 14 & 182).

Presenter: Randy Burley, Mill River Consulting

Mr. Burley showed the ANR plan to the board. He stated that there are two parent lots that are owned by two brothers. They are swapping an acre from one lot to the other. There is no new building on the lots. It is just a reconfiguration of the lots.

Mr. Cademartori stated the remaining lots, given that one has a structure on it which the frontage length has only increased by this application. They will both have the required frontage for the R10 district. There are no issues.

Motion: The subdivision laws do not apply to 21 Fernwood Lake Avenue (Assessors Map 219, Lots 14 & 182).

1st: Mary Black

2nd: Marvin Kushner

Vote: All approved 5-0

B. Rena L. Harrington, Lincoln A. Roberts & Sally Roberts to reconfigure three (3) lots into two (2) lots at 563 & 565 Essex Avenue (Assessors Map 236 Lots 87, 42 & 43).

Presenter: Patricia Johnstone

Attorney Johnstone stated it is just a reconfiguration of lots. These are family members who want to reconfigure them to make cleaner lines

Mr. Cademartori stated that there are two structures already on the lots and it will make one of the structures more conforming and they meet all the dimensional requirements for the R10 district.

Motion: The subdivision laws do not apply to 563 & 565 Essex Avenue (Assessors Map 236 Lots 87, 42 & 43).

1st: Henry McCarl

2nd: Karen Gallagher

Vote: All approved 5-0

C. Windover Properties, LLC to divide one (1) lot into three (3) at 14 Cliff Avenue (Assessors Map 167 Lots 13 & 14).

Presenter: Miranda Gooding

Attorney Gooding stated that all the lots have frontage and all meet the area requirements under the zoning. She stated it had been the site of the former NE Deaconess nursing home. The site has gone through much iteration of development plans.

Mr. Cademartori stated that he had provided a memo to the board with background. This was the site of a former proposal for a 12 unit multifamily project. Windover returned to the city with a proposal for a 6 unit development which will be accomplished by the division of the lot into three. They all meet the frontage and access requirements.

Motion: The subdivision law does not apply to 14 Cliff Avenue (Assessors Map 167 Lots 13 & 14).

1st: Karen Gallagher

2nd: Henry McCarl.

Vote: All approved 5-0

VI. 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 stated that there had been a change in the development team. The new team is Meridian Associates.

Presenter: Jim Pageant, General Contractor

Mr. Pageant stated that Ralph Pino was supposed to be representing tonight, but was not able to attend.

Mr. Pino wrote a letter which was submitted to the Planning Director outlining the issues that need to be taken care of.

Mr. Cademartori stated that he did outline a couple of issues that will need to be clarified for the record. One of the items that were clarified recently was the applicability of the traffic study. We have covered most of the issues related to traffic in the first presentation.

Ralph Pino has provided what is being sought as far as permits from the city which include the height exception, the major project special permit, the lowland permit and some relief for the dimensional requirements. What will be beneficial to city council is an accounting of the documentation on what they will be basing a decision on. There was some mention that there may be adjustments to the number of units.

Mr. Pageant stated that the architect laid out two storage room instead of rooms. There are a total of 92 rooms.

Mr. Cademartori stated that it should be noted in the record for accuracy. Today there were some plans that were submitted regarding landscaping. We are trying to put aside the prior plans, but want to make sure there aren't elements that would be included and aren't necessary and that are lost between the changes.

Mr. Cademartori stated he was curious about the detention basin, if there was going to be any inclusion of street trees along Julian Road which was proposed prior. There is one specific issue of the connection between the sidewalks that circulates around the building to the sidewalk that leads out to Essex Ave. It seems to be an unconventional way to layout such a connection.

Charles Ware, Meridian Associates, 500 Cummings Center, Beverly MA.

Mr. Ware acknowledged that the walkway is awkward and it could be fixed, but then a parking space would be lost. It is not a crosswalk. He stated he would look at if the board feels strongly about it.

Mr. Cademartori stated that is where the plans are a little bit more divergent. He was also curious about a landscaped median that was shown on a prior plan and now it looks like it is left as pavement. He wondered if there had been thought in creating more of a buffer.

Mr. Ware stated that there could be any planting in that area.

Mr. Cademartori stated that there was also a grass strip on the right. He stated there may more opportunity to provide a buffer.

Mr. Pageant stated that instead of having a sidewalk next to the blacktop, it was thought to provide green space. We tried to get enough space on that side of the street, so we didn't want to cause traffic along the residential side.

Mr. Cademartori stated that it is not completely fleshed out on the landscape plan that was submitted. If it is just going to be a grass strip, there may be benefits to provide screen on both sides. He also asked if Chapter 91 needed to be revisited.

Mr. Pageant stated it did not.

Mr. Cademartori stated that there have been tradeoffs in the plans prior to with the LID approach that was taken with storm water management. Instead of trail there are swales. The storm water management design immediately adjacent to the riverfront area is now has more of a swale. He asked was there any opportunity to have more of a path that leads around the perimeter of the property.

Mr. Ware stated that the only place that a path was lost was along the front of the building. In introducing the LID we have squeezed everything back for the swales. There is no room to reintroduce a path there.

Mr. Cademartori stated that in regards to permits is the lowlands special permit and flooding in the area has been a concern and was pleased to see the analysis from John Crow that spoke to the conservative approach to elevating the property and the first floor elevation. What would the potential impact would be if the first story was even higher.

Mr. Pageant stated it they would be exploring into building one foot higher.

Mr. Ware stated that the elevation 9 is accurate. The maps about to be released show that the data has not changed. The building is up to 12 ½. The parking is at 10 ½. Even in a 100 year event the parking will be okay.

Mr. Cademartori stated his concern of the longevity of the building and to look at the fact that there may be increased storm intensity. Mr. Cademartori also asked about the change to the façade of the building.

Mr. Pageant displayed a drawing to the board and explained the changes. He stated it was the same in the front and the back. The front has a canopy but the back does not. Colors are shades of gray. The roof will have 50 year architectural shingles. Mr. Pageant also explained the lighting for the building and parking areas.

Mr. Cademartori stated that the issue that will evolve with the final design is with the floor elevation.

Mr. Pageant stated that they will be utilizing the existing sewer line. He also described how the utilities for the hotel will be connected.

Mr. Cademartori asked Mr. Pageant and Mr. Ware to look at the issue of the entrance, landscaping plan, screening, and the redesign of the crosswalk. It's a combination for aesthetics for the building and residents.

Motion: To continue the review of 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.

1st: Karen Gallagher

2nd: Marvin Kushner

Vote: All approved 5-0

VII. OTHER BUSINESS

A. Request for Release of Covenant for Paws Lane Subdivision

Presenter: Deborah Ellison, Member of Cape Ann Animal Aid Board of Directors

Ms. Ellison stated that they are seeking a release of the April 10, 2006 covenant. They have submitted a compliance letter from Griffin Engineering dated November 15, 2010 and a copies of as built plan for Paws Lane.

Bob Griffin, Griffin Engineering, Project Engineer The Paws Lane is 800 feet long and extends from the access road to the Beach Brook cemetery to the Cape Ann Animal Aid Associations property. Since Planning Board approved the subdivision back in 2006, the roadway has been constructed and the first course of asphalt has been laid. The final course of asphalt has not been laid and recommended to not to have it done until the new shelter is built to allow for the heavy vehicles to go back and forth without damaging it. There are some minor repairs to be done and will be addressed. The road is accessible at this time.

Mr. Cademartori asked if there are any potential issues with the way the grades are set in terms of storm water management and the interim between the top coats

Mr. Griffin stated that the building committee decided to keep the grades a little bit high so when the top coat comes along they don't need to be adjusted.

Mr. Cademartori asked if the cracked manhole will be repaired in the short term.

Mr. Griffin stated that there is a punch list that will be given to Cape Ann Animal Aid to be done.

Mr. Cademartori stated it the understanding that the final course of pavement will be completed prior to the pursuit of a Certificate of Occupancy.

Motion: To release the covenant for the Paws Lane Subdivision

1st: Mary Black

2nd: Marvin Kushner

Vote: All approved 5-0

B. Planner's Report

Mr. Cademartori stated that the project on Hesperus Ave is continued to the second meeting in December.

Ms. Gallagher stated that the CPC is still reviewing budget proposals and then it will go to public meeting and onto City Council

Mr. McCarl stated that the PIRC met last week and developing plan in accordance with agreements. There has been a memo written about the public health and social services part of it. There will be a report after the first of the year and are in the process of making plans for a community meeting.

Mr. Cademartori asked Mr. McCarl to characterize the outreach that has happened. He stated that he had received contact from the arts committee and they were not sure what they should be doing and they seemed to think that they should rewrite the section.

Mr. McCarl what the committee is trying to do is pull all the pieces together and put coherence into the whole thing. He stated that he was not involved in that particular part and was not sure who they should be in communication with.

VIII. ADJOURNMENT

Motion: To adjourn

1st: Henry McCarl

2nd: Mary Black

IX. NEXT MEETING

Next regular meeting of the Planning Board is Thursday, December 2, 2010

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