

**CITY OF GLOUCESTER
PLANNING BOARD
September 20, 2018
6:00 P.M.
Kyrouz Auditorium 9 Dale Ave, Gloucester**

MINUTES

Members Present: Rick Noonan, Jonathan Pratt, Jane Remsen, Henry McCarl, and, Shawn Henry.

Absent: Doug Cook and Beverly Bookin.

Staff: Jeremy Price, Senior Planner

Mr. Noonan opened the meeting at 6:04 pm

I. BUSINESS

Public Comment - No Public Comment

II. Consent Agenda

Site Plan Review

Applied Materials 35 Dory Road, (Map 263 lot 30) for a Site Plan Review pursuant to GZO Section 5.8.

Staff notes the Department of Public Health and Conservation Commission indicated they did not have any concerns with either the design of the project, or its impact on natural resources within the Watershed Protection Overlay District. Staff highlights that the draft decision prepared for Board's review incorporates feedback from the Board and Applicant.

Motion to approve the Site Plan submitted by Varian Semiconductor Equipment Associates, Inc., at 35 Dory Road, made by Mr. Noonan, seconded by Mr. Henry. Four votes (4) in favor, one (1) abstention.

III. Continued Public Hearing

Site Plan Review & Watershed Protection Overlay District (WPOD) Special Permit

Applied Materials 35 Dory Road, (Map 263 lot 30) for a Watershed Protection Overlay District (WPOD) Special Permit, pursuant to GZO Section 5.10.

Discussion of the Site Plan and Watershed Protection Overlay District (WPOD) Special Permit are held concurrently.

Motion to approve the Watershed Protection Overlay District Special Permit for the cafeteria renovation and expansion at 35 Dory Road, as conditioned, made by Mr. Noonan, seconded by Mr. Pratt. Four (4) votes in favor, one (1) abstention.

IV. OTHER BUSINESS

Decision to Adopt

Cluster Development Special Permit - 186 Concord Street, Map 24, Lot 14, submitted by Carrigan Development LLC.

Regarding finding #24 (Potential Fiscal Impact), the Board discusses whether to modify the language to include mention of the two required affordable units. Staff notes that the decision contains a separate section addressing the affordable housing requirements. It is also indicated that language addressing specific conditional of approval for the septic plan includes all components of the development's wastewater system.

Staff reiterates that the Board approved the Cluster Development Special Permit on September 6, 2018. City staff has incorporated the written and verbal feedback generated from the Board's discussion during that meeting.

Motion to adopt the decision, as conditioned, for the Cluster Development Special Permit at 186 Concord Street, made by Mr. McCarl, seconded by Mr. Pratt, and unanimously approved (5-0)

V. Outstanding Minutes

Motion to approve outstanding Minutes (9/06/18) was made by Mr. McCarl, seconded by Ms. Remsen, and unanimously approved.

VI. ADJOURNMENT

Motion to adjourn the meeting made by Ms. Remsen, seconded by Mr. Pratt, and unanimously approved.

Next regular meeting of the Planning Board October 4, 2018