

**Planning & Development Committee**  
 Wednesday, November 7, 2018 – 5:30 p.m.  
 Kyrouz Auditorium - City Hall  
 -Minutes-

**Present:** Chair, Councilor Valerie Gilman; Vice Chair, Councilor Jen Holmgren; Councilor Paul Lundberg  
**Absent:** None.

**Also Present:** Jill Cahill

The meeting was called to order at 5:34 p.m. Item #2 was taken out of order.

**1. Memorandum from General Counsel re: technical correction to the Adult Use Marijuana zoning ordinance (Cont'd from 10/03/18)**

Councilor Gilman conveyed that General Counsel submitted an advisory email dated November 7, 2018 (on file) which briefly reviewed the matter before the Committee based on his memo submitted originally which precipitated this agenda item. The Planning Board recommendation (on file) was noted as supporting General Counsel's request to amend the Zoning Ordinance.

**COMMITTEE RECOMMENDATION:** On a motion by Councilor Lundberg, seconded by Councilor Holmgren, the Planning & Development Committee voted 3 in favor, 0 opposed, to recommend that the City Council Amend the Gloucester Zoning Ordinance Sec. 5.31.4 "Use Allowance and Special Permit Procedures by DELETING in the first paragraph the phrase "medical marijuana treatment centers".

**COMMITTEE RECOMMENDATION:** On a motion by Councilor Lundberg, seconded by Councilor Holmgren, the Planning & Development Committee voted 3 in favor, 0 opposed, to recommend that the City Council Amend the Gloucester Zoning Ordinance Sec. 5.31.4 "Use Allowance and Special Permit Procedures by INSERTING in the second paragraph the phrase "a medical marijuana treatment center as defined in M.G.L. c. 94I or".

**2. Memorandum from Community Development Director re: Renewal of Harbortown (Downtown) Cultural District**

Jill Cahill, Community Development Director, explained the following: The Downtown Gloucester Cultural District was originally established in 2013 for a five-year term. A Resolution must be passed to renew the Cultural District, and it is preferred it be a unanimous vote of endorsement by the City Council to be forwarded with an application and documentation to the Massachusetts Cultural Council (MCC). The initial chance to apply for renewal was missed but an application deadline extension was granted and the redesignation of the Downtown Cultural District will need to be submitted by December 2018.

Catherine Ryan, 17 High Rock Terrace, member of the Downtown Gloucester Cultural District, referring to documentation submitted to the Committee (on file) noted the the Council process is a requirement for the renewal application to the state for the Cultural District. She highlighted some of the accomplishments of the Cultural District initiative such as bringing the municipality, the arts and businesses together which is a core part of its mission that she indicated has been done more successfully than other of the state's Cultural Districts. The District had specific parameters for its size and name when originally approved by the MCC. However, the feedback from the Cultural District's partners was to increase the District's footprint and in response a new map with an easily walkable two-mile circumference. This will be submitted with the renewal application. Ms. Cahill conveyed that the name was switched by the state to the Harbortown Cultural District when the first application was made, which, she indicated that most people weren't identifying with. For this renewal application they're asking the state to switch the name back to the original "ask" to the "Downtown Gloucester Cultural District" as suggested by the Cultural District's partners. A grant opportunity through the MCC is being applied for, for marketing and co-branding the Downtown Cultural District. This will improve the Harborwalk downtown which loops through the Cultural District. She advised she's submitted the grant for the Harbormaster's renovations and in that application spoke about the link from Harbor Loop to the Cultural District. Ms. Ryan expressed she looked forward to the MCC supporting the renewal of the Cultural District with its former name to connect it better to the city's partners. She briefly reviewed the parameters of the district itself which encompasses the area from Parker Street to the Stage Fort Park Visitor's Center, Cape Ann Marina to the Train Station down to the harbor. The Boulevard was excluded from the first

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Cultural District, which meant the Man At the Wheel was excluded, a city cultural icon. This is a change from the preceding cultural district in terms of its size. It is a smaller footprint for visitors, smaller than Greenwich Village or Tribeca in New York City, she conveyed, in that folks who are used to walking this is considered a small, walkable compact area.

**Councilor Holmgren** expressed her appreciation for the work of Ms. Ryan and Ms. Cahill and all the volunteers. It was noted that the map of the expanded district and a copy of a completed application will be forwarded to the Council when it becomes available as it was not included in the informational packet to the P&D Committee.

**Councilor Lundberg** noted that the process includes a public hearing at City Council. **Ms. Cahill** added that the Director of the MCC will be present for the public hearing if possible.

**Councilor Gilman** pointed out that Mass In Motion has another walking initiative in progress. This initiative will allow folks in the community to safely walk from one destination to another. She encouraged that they continue to add such things to the Cultural District's goals. She expressed she was impressed with how they've developed and expanded their goals to be measurable, accountable and fiscally responsible.

**COMMITTEE RECOMMENDATION: On motion by Councilor Holmgren, seconded by Councilor Lundberg, the Planning & Development Committee voted 3 in favor, 0 opposed, to recommend that the City Council adopt a RESOLUTION by the City of Gloucester, Massachusetts to renew a state-authorized cultural district as shown on the map presented and incorporated by reference, for at least five (5) years, to be named:**

**Downtown Gloucester Cultural District**

**WHEREAS, the City wishes to pursue a state-authorized cultural district through the enabling legislation Massachusetts General Laws, Chapter 10, Section 58A.**

**WHEREAS, the City has a mixed-use geographical area that has a concentration of cultural facilities and assets.**

**WHEREAS, the City has held a public hearing and adopted a resolution proclaiming its interest in reestablishing a state-designated cultural district.**

**WHEREAS, the City has created a broad and diverse partnership of stakeholders committed to cultural, community and economic development to provide oversight of the district.**

**WHEREAS, the Massachusetts Cultural Council will be petitioned in accordance with its guidelines and criteria to designate said cultural district.**

**NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Gloucester that the City of Gloucester:**

**Article 1. Endorses the submission of this application and agrees to foster the development of a cultural district.**

**Article 2. Endorses the state-sponsored cultural district goals: attracting artists and cultural enterprises, encouraging business and job development, establishing tourist destinations, preserving and reusing historic buildings, enhancing property values and fostering local cultural development.**

**Article 3. Will appoint a city official to represent the city within the district partnership of said cultural district.**

**Article 4. Encourages all who own property or businesses within said cultural district to involve themselves and participate in the full development of the cultural district.**

**Article 5. Directs city agencies to identify programs and services that could support and enhance the development of the cultural district and ensure that those programs and services are accessible to the cultural district.**

This matter will be advertised for public hearing.

3. **SCP2018-004: Main Street #189, Map 8, Lot 27, GZO Sec. 1.8.3 “Standards to be Applied” and GZO Sec. 2.3.1.7 “Conversion to or new multi-family or apartment dwelling, four to six dwelling units,” 3.1.6(b) “Building Heights in Excess of 35 Feet” and 3.2.2(a) “Minimum lot area per dwelling unit or minimum open space per dwelling unit, or both, may be decreased by special permit” in the CB district (Cont’d from 10/17/18)(TBC 12/05/2018)**

This matter is continued to December 5, 2018.

4. **SCP2018-005: Gloucester Crossing Road #1 & #7, Map 262, Lots 13 & 37, GZO Secs. 1.5.3(g) “Drive-Through Facilities” (retail drive-through facility) and 5.17 “Special Regulations; Drive-Through Facility” in the EB district (TBC 12/05/18)**

This matter is continued to December 5, 2018.

5. **SCP2018-006: Gloucester Crossing Road #1 & #7, Map 262 Lots 13 & 37, GZO Secs. 1.5.3(g) “Drive-Through Facilities” (coffee shop drive-through facility) and 5.17 “Special Regulations; Drive-Through Facility” in the EB district and 5.17 “Special Regulations; Drive-Through Facility” in the EB district (TBC 12/05/18)**

This matter is continued to December 5, 2018.

6. **SCP2018-007: Gloucester Crossing Road #1 & #7, Map 262 Lots 13 & 37, GZO Secs. 1.5.3(c) “CCS” Special Permits” & (d) “Major Projects” and 5.7 “Major Projects” in the EB district (TBC 12/05/18)**

This matter is continued to December 5, 2018.

7. **SCP2018-008: East Main Street #116, Map 59, Lot 53, GZO Secs. 2.3.1(8) “Conversion to or new multi-family or apartment dwelling, seven or more dwelling units”, 3.2.2(fn e) “Distance between principal buildings” and 3.2.2 (fn a) “Minimum lot area per dwelling unit and minimum open space per dwelling”**

Councilor Gilman advised that that the applicant, Bevilacqua Company, represented by Attorney Sal Frontiero, a Special Council Permit has asked to withdraw the application for SCP2018-008 East Main Street #116 without prejudice in a letter dated November 1, 2018 (on file).

**COMMITTEE RECOMMENDATION: On a motion by Councilor Holmgren, seconded by Councilor Lundberg, the Planning & Development Committee voted 3 in favor, 0 opposed, to recommend that the City Council permit the withdrawal of a Special Council Permit application SCP2018-008: East Main Street #116, Map 59, Lot 53, GZO Secs. 2.3.1(8) “Conversion to or new multi-family or apartment dwelling, seven or more dwelling units”, 3.2.2(fn e) “Distance between principal buildings” and 3.2.2 (fn a) “Minimum lot area per dwelling unit and minimum open space per dwelling” without prejudice.**

A motion was made, seconded and voted unanimously to adjourn the meeting at 6:00 p.m.

Respectfully submitted,

*Dana C. Jorgenson*

Clerk of Committees

**DOCUMENTS/ITEMS SUBMITTED AT MEETING: None.**