



CITY OF GLOUCESTER
PLANNING BOARD
November 1, 2018
6:00 P.M.

Kyrouz Auditorium - 9 Dale Ave, Gloucester
Richard Noonan, Chair

MINUTES

Members Present: Rick Noonan, Chair, Jonathan Pratt, Jane Remsen, Henry McCarl, Shawn Henry, Doug Cook, and Beverly Bookin

Staff: Gregg Cademartori, Planning Director & Jeremy Price, Staff Planner

BUSINESS

Mr. Noonan opened the meeting at 6:06 pm.

No Public Comment.

OTHER BUSINESS

Release of Covenant Discussion- Village of Magnolia Shores

Attorney Jack McElhinney provided an update regarding the Village of Magnolia Shores, and requested a release from Unit 15 B. Mr. McElhinney outlined the remaining work to completed was valued at roughly \$53,000. Mr. McElhinney noted that more work needs to be completed prior to requesting the release of covenant from Unit 15A.

Mr. Cademartori notes additional information reflecting the outstanding work has been received since the Board's previous meeting. Mr. Cademartori noted the developer needs to identify a different means of surety prior to the release of the last Unit 15A. Mr. Cademartori noted that the homeowner's association has seeded a fund for maintenance.

Mr. Noonan noted that at this point they need to confirm that the Board is comfortable with releasing the second to last Unit (15B), and that there will still be the transition to retainage bond for Unit 15A.

After review of and discussion regarding the good faith estimate of remaining work by the applicant, Board members agreed that there is sufficient value and collateral in the remaining unreleased Unit 15A.

A Motion to approve the release of covenant from Unit 15 B was made by Mr. Cook, seconded by Mr. Pratt and unanimously approved (6-0).

CONSENT AGENDA

Site Plan Review

Application submitted by Cape Ann Museum for a new curatorial building and parking area at 13 Poplar Street (Map 45, lot 32) for Site Plan Review, pursuant to GZO Section 5.8.

Mr. Peter Gordeau, of Windover Construction gave a presentation and reviewed the plans for the new curatorial building and parking at Cape Ann Museum at 13 Poplar Street. Mr. Gordeau presented that the Cape Ann Museum has long wanted to expand collection storage and the White Ellery House site.

The proposed building just under 30,000 sq. ft, would require 29 parking spaces. The Cape Ann Museum doesn't expect to have large working populations on a day-to-day basis and will not need extensive parking. Mr. Gordeau noted there will be a path that connects to the White Ellery house. Mr. Gordeau notes the building's energy needs will be supplemented by a solar system.

The project looks to screen neighbors from the new development, using evergreens and additional landscaping. Mr. Gordeau discussed the utilities, water, and fire protection will be out along the street and solar panels are anticipated on the roof. The two telephone poles are proposed for either side of the road, are yet to be determined.

Mr. Gordeau noted construction is expected to begin in December 2018 for early clearing and utilities, followed by a winter halt of 30-60 days, then resuming again in March 1, 2019, altogether, the project should take 10 months.

The Fire Chief requires that the building is equipped with a sprinkler system, and tied to a central alarm station. Mr. Cademartori noted the suggestions are practical in terms of maintenance, paved surfaces are easier to maintain than gravel.

Prior to construction, the applicant shall submit a final set of plans stamped plans.

Motion to approve the Site Plan submitted by Cape Ann Museum, made by Mr. Pratt, seconded by Mr. Henry, and unanimously approved (6-0).

PUBLIC HEARING

Pork Chop Lot Special Permit

Application submitted by Diane Rule to create two (2) pork chop lots at 5 Haskell Street (Map 58, lot 24).

Staff informed the Board that the applicant wished to continue the public hearing to the next regularly scheduled meeting of the Board.

Motion to move 5 Haskell Street Pork Chop lots to next meeting made by Mr. Henry, Seconded by Mr. Pratt, and unanimously approved (6-0).

Public Meeting

Major Project Shopping Center Modification Application for # 1 & #7 Gloucester Crossing Road, Map 262, Lots 13 & 17 - *Presentation Only*

In accordance with GZO Section 5.7.4, the Planning Board shall evaluate the applications against Gloucester's special permit standards defined in Section 1.8.3. The application is also reviewed by the Planning Board pursuant to GZO Section 5.8 - Site Plan Review.

Ms. Michele Harrison, Special Permit Project Manager for Gloucester Crossing and Mr. Tim Power, Professional Engineer, Land Strategies, LLC presented to the Board on Gloucester Crossing Modifications.

Ms. Harrison noted that based on the presence of other hotels in the area, the applicant would like to modify the plans by removing the hotel use and underground parking. As further discussed, the Special Permit modification request also entails the introduction of two drive-thru establishments.

Building C is presented as a drive-thru coffee shop. Ms. Harrison highlights that the parking area has been re-configured to provide adequate movement, and 852 parking spaces. Additionally, the applicant plans to modify the existing roundabout, citing that the design is difficult for tractor-trailer trucks to navigate.

Ms. Harrison noted Gloucester Crossing would be providing additional retail with tenants who are very close to signing leases but awaiting the issuance of final permits. Replacing the proposed hotel with the retail uses would warrant the reduction of the proposed utility infrastructure.

The Board notes they would like to see revised a estimate of the fiscal impact of the project. Ms. Harrison notes that the impact of natural environment was vetted extensively. A park dedicated to the memory of Ward 2 Councilor, Mr. John Foote will be constructed.

The Board raised several issues concerning the viability of an assisted living facility, and accessibility to and within the site. In particular, the Board stressed the importance of pedestrian connectivity between the Fuller site and Gloucester Crossing. Additionally, staff notes that applicant should ensure that vegetation is not located within the public right-of-way, as indicated on the plans. The Board emphasizes that although Gloucester Crossing and the Fuller site are two separate projects, the special permit will look to ensure that the project enhances the connectivity between the two. In particular, it is suggested this could be accomplished through the installation of an additional sidewalk mirroring the existing sidewalk leading to Market Basket.

Staff indicates they will set up an inter-departmental meeting to discuss the project and receive input prior to the next meeting.

Retail Drive through Special Permit Application for # 1 & #7 Gloucester Crossing, Map 262, Lots 13 & 37 - Presentation Only.

In accordance with GZO Section 5.7.4 the Planning Board shall evaluate the project against Gloucester's special permit standards as defined in GZO Section 1.8.3.

Ms. Harrison presented the plans for a drive thru at building E (former hotel site). Ms. Harrison noted that building E will likely become a pharmacy with a drive-thru. According to the conducted traffic study, Ms. Harrison suggested there wouldn't be any negative impacts concerning traffic, as it would be contained within the site. The proposed five stacking spaces exceeds the City's requirements (3 spaces). At the narrowest point, the pass-by lane is 17 ft.

Coffee Shop Drive Through Facility Special Permit Application for # 1 & #7 Gloucester Crossing, Map 262, Lots 13 & 37 - Presentation Only.

In accordance with GZO Section 5.7.4 the Planning Board shall evaluate the application against Gloucester's special permit standards as defined in GZO Section 1.8.3.

Ms. Harrison presented that building C is proposed as a coffee shop, with the drive thru window and outside seating. Ms. Harrison described the stacking lanes, with 11 cueing spaces provided. There will be a

pre-menu sign, to keep flow of window along the curve of number 7, an order board and a parking area and landscape behind the drive thru. There will be a bypass lane with white stripes separate the two lanes, and then a median as you exit. Ms. Harrison noted this has been designed for food service, but could be used for retail purposes, but it has the more rigorous standards for food service. The lighting and landscaping will be consistent and accommodate the projected drive thru hours (6:30am to 9pm).

Mr. Noonan questioned that if cars are parked and try to back out, is there enough turning radius in the bypass lane. The Board wanted clarification on the proposed traffic exits from the coffee shop. Ms. Harrison anticipates people will turn left and exit into the parking area.

Ms. Bookin noted she hopes to see the landscaping work in coordination with the proposed pedestrian circulations paths, primarily concerning trees and their ability to attenuate heat.

Mr. Noonan asked where the entrance from the Fuller property will be, and suggested an entry arch/entrance way at the proposed pedestrian access point.

Approval of Outstanding Minutes

Motion to approve minutes from October 18, 2018 made by Ms. Remsen and seconded by Ms. Bookin, and unanimously approved (6-0).

ADJOURNMENT

Motion to adjourn the meeting made by Ms. Remsen, seconded by Mr. Pratt, and unanimously approved (6-0).

Meeting adjourned at 8:05pm.

Next regular meeting of the Planning Board November 15, 2018