



CITY OF GLOUCESTER
PLANNING BOARD
November 15, 2018
6:00 P.M.

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

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.

CONSENTAGENDA

1. Form A - Approval Not Required

Application submitted by Seaside Legal Solutions LLC., to create ten (10) additional lots at 20 King Philip Road (Map 230, Lot 17, AKA Map 231, Lot 11) for the purpose of conveying said parcels to their respective abutting upland parcel owners. With the exception of Lot 1 & 6, the parcels are identified as non-building lots.

Staff notes there is an inconsistency between the Assessor's records and the applicant's submission. The applicant wishes to continue the item to the December 6, 2018 Meeting in order to address this discrepancy.

Motion to continue the item to the December 6, 2018 meeting was made by Mr. Cook, seconded by Mr. Pratt, and unanimously approved (7-0).

I. PUBLIC HEARING

1. Pork Chop Lot Special Permit

Mr. Noonan opens the public hearing.

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

Mr. Judd introduces the Pork Chop Lot (PCL) application, and notes the owner's intention for undertaking this work was to help offset housing rehabilitation costs of the existing building.

The Board comments on the physical constraints of the site, particularly with respect topography, as well as the potential earthwork needed to remove the ledge. Furthermore, the Board agrees that without having a better understanding of where structure(s) are proposed to be, they are unable to evaluate the project.

As reiterated by a member of the Board, normally, the Board reviews proposals based on its conformity the Gloucester Zoning Ordinance (GZO). However, under certain circumstances, more information is required to evaluate the project against the City's special permit criteria (GZO Section 1.8.3).

Mr. Noonan invites attendees to speak against or in favor of the application.

In favor:

None

Against:

Wynn Story, 7 Haskell Street, indicates his concern with potential drilling and blasting with respect to the integrity of his garage's granite/concrete foundation.

Jack McKennum, 1 Lake Court, lives roughly 220ft. away. Mr. McKennum refers to ledge on the site as Mt. Rushmore. Mr. McKennum outlines his concerns with potential developments impact on existing infrastructure.

Tom Cox, 5 Haskell Court, believes the additional home would be detrimental to the neighborhood, and would adversely affect the neighbors as the home would likely be sited in their backyards. Mr. Cox notes the current condition of the existing asphalt slab indicated on the plan as a driveway.

Karl Frank, 15 Haskell Street, notes that from his observation, those who purchased their homes surrounding 5 Haskell Street did so with the understanding that only one home would be allowed on the site.

Jim Rome, 12 Hammond Street, requests that a plan showing the proposed footprint and location of the home be provided to the Board.

Ms. Hartzel, 10 Harris Street, reiterates her concerns with the impact of blasting on her home which was built in the 1800's.

Harry Miller, 23 Hammond Street, was born and raised in the neighborhood. Mr. Miller explains that as a child he played on this ledge. Mr. Miller believes that the ledge at the site is connected to the ledge within his basement.

Cruz Varrerez, 3 Haskell Street, notes that her backyard is her sanctuary, and believes the addition of another home would impact the neighborhood.

Michael Salmon, 4 Haskell Street, highlights the special permit requirements and believes that the type of housing being offered at this site would not fit the City's needs for affordable housing. Additionally, Mr. Salmon believes the addition of another home would increase traffic issues.

William Heasely, 3 Haskell Street, provides handouts to member of the Board furnished with aerial photos of the site. Mr. Heasely notes his concerns with the slope of the site and the potential earthwork needed to prepare this site for development. Mr. Heasely states that prior to clearing of the vegetation on the site, various animal species could be found.

Barbara Ryan, 21 Hammond Street, notes her concerns with potential traffic impacts and stormwater runoff from altered drainage patterns. Ms. Ryan notes that many of the neighborhoods sheds are located on the applicant's parcel as indicated in the plans.

Mark Jenkin, 18 Hammond Street, has seen a lot of change within the neighborhood and feels that application does not improve the social character of the neighborhood.

Ron, 22 Hammond Street, is a direct abutter to the property, Ron discloses that he was the real estate agent who sold the home. Ron states that while rehabilitating the home, the applicant found mold and disclosed their plans to divide the parcel. Ron fears that if the special permit were denied, a future development could potentially be worse than the proposal currently before the Board.

Mr. Judd notes that he has not been asked by the Applicant to develop a conceptual plan for the site.

Additional questions were raised regarding the view easement, and the total number of units that could built if approved.

The Board decides to individually review the condition of the site as opposed to a formal site visit.

Motion to continue the item to the December 6, 2018 meeting was made by Mr. McCarl, seconded by Mr. Bookin and unanimously approved (6-0).

II. MAJOR PROJECT MODIFICATION REVIEW

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

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

Ms. Harrison states that she believes the Board's proposed sidewalk mirroring the existing sidewalk leading to the development would be redundant. Ms. Harrison states that there are physical constraints, as well as financial constraints to installing the sidewalk. Ms. Harrison estimated a 450 ft. sidewalk would cost around \$100,000. The applicant suggested that if a commissioned study shows a demand for a second sidewalk, the applicant would install it. The specific wording of this proposed condition would be further developed; however, the Board stressed the importance of this sidewalk and requested that the applicant produce a conceptual plan to ensure that if warranted, the sidewalk could be implemented.

Tim noted he would connect with Mike Hale to confirm that the proposed crosswalk configurations lines up with the existing infrastructure.

Ms. Harrison responds to the following comments raised during a development meeting with various representative from the City:

Additional bike racks will be installed in front of the coffee shop; the required kiosk from the first phase of the development will be included; and the applicant will provide a snow storage plan, otherwise it will be taken off site.

The Board requested that the applicant provide and as-built plan for the Phase I development to enable its ability to review the project's compliance with the approved plan, and to better understand the remaining tasks.

Motion to continue the item to the December 6, 2018 meeting made by Mr. Cook, seconded by Mr. Pratt and unanimously approved (6-0).

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

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 highlights that the proposed 10 queuing spaces exceeds the GZO requirements (5 spaces).

Questions were raised about the conflicts between the truck traffic and the drive-thru. Ms. Harrison notes deliveries will be made during off peak hours, and are expected once or twice per week.

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

Ms. Harrison compares the proposed retail drive-thru to the existing CVS in East Gloucester. The revised plans re-route the pedestrian traffic which no longer requires individuals to navigate the drive-thru and pass-by lane.

The Board notes there are several conflicts with the proposed parallel parking area closest to the drive-thru lane. The applicant is comfortable with these spaces being reserved for employees.

III. ADJOURNMENT

Motion to adjourn made by Mr. McCarl, seconded by Mr. Cook, and unanimously approved (6-0).

Next regular meeting of the Planning Board December 6, 2018