



**CITY OF GLOUCESTER
ZONING BOARD OF APPEALS
3 POND ROAD, GLOUCESTER MA 01930**

ZONING BOARD OF APPEALS
Remote Participation Special Meeting Minutes
November 5, 2020

Board Members Present:

Joseph Parisi III, Chairman
Catherine A. Schlichte, Esquire, Vice Chair
Adria Pratt, Esquire, Secretary
Michael C. Nimon
Peter Cannavo -Late

Also in Attendance:

Bill Sanborn, Building Commissioner
Alison Battle, Clerk

The Chair introduces the members and gives the public an overview of the proceedings that pertain to all open hearings.

Minutes:

Ms. Schlichte moves to approve the minutes for 10/22/2020 as they were written.
Mr. Nimon seconds
All in favor, 5-0

Continued Business:

71 Middle St.

Petition of Young Men's Christian Association of the North Shore seeking Special Permit Comprehensive Permit Pursuant to M.G.L. c. 40 B, secs 20-23. Variance Comprehensive Permit Pursuant to M.G.L. 40B, sects 20-23 to allow demolition of the building and construction of a new building with 44 apartments for seniors age 62 years and over.

The Board had expected to have received feedback from the City boards and commissions that they had submitted to. So far they have only received letters from the Historic District Commission, Gloucester Fire Department and the Sawyer Free Library.

Mr. Sanborn met with the City's Engineering, Planning and Fire Departments and they agreed that there is not enough details in the plans regarding utilities for the departments to make a decision.

April Ferrer of Meridian is the Civil Engineer for the project. She states that she spoke with the City Engineer and the Planning Director this week who also requested more design detail regarding capacity of flows into the Municipal system, such as Stone water or sewerage. They have requested stone water calculations for the existing and proposed building, as well as, what the anticipated sewer flows will be from the new building to insure that they will not be adding any additional stress to the City's system. They plan to get this information to them as soon as possible and to be able to speak on it at the next meeting.

Peter Avila, 20 Linden Rd. states that Windover and his team has been preparing a construction management plan that will include; traffic patterns for deliveries, water mitigation, parking plans for construction personnel. They have reached out to the Temple across the street requesting to view their plans from when they build their building. They are trying to make the impact on the city as low as possible.

The Chair discusses the need for more detail in the plans for the City departments to sign off on verses the blanket request for the plan that they have received.

Deborah Eliason, 63 Middle St. that informs the Chair that in Comprehensive Permits the plans that are required are more conceptual than final design plans that are construction ready. There is an opportunity for the Board to condition the plans but they also plan to give the Board a Construction Management Report. This is discussed by the Board.

Mr. Cadematori, Planning Director for the City of Gloucester, is now present and brings the Board up to date on interactions with the City departments and the project teams. The team was before the Planning Board this evening and met with Engineering and the DPW last week. Both feel that they need more background to insure that there will be no issues. He discusses the need for the decision to have detailed conditions to insure a clear path due to the type of the application that has been filed.

Jenn Hockerman of S.V. Design goes through the revised plans and shows the changes that they have made at the Boards request during the last meeting which include stone dust circulation, additional courtyard screening and a sun and shade study, updates the rear setback, garage entry area and doors and caution signage in this area.

The Chair requests an alarm and not just a light when the garage door opens and Mr. Sanborn requests that the door manufacturer be called to see what would happen if the 1 door would not open.

Ms. Hockerman discusses the dormers, siding, roofing, windows awnings, light fixtures and the fence design and materials that will be used in the project.

The Chair confirms that rain collection gutters will be added and discusses the trim of the building.

The Chair calls for questions by the Board on the design of the building and some members give their opinions.

Speaking in favor:

Brian Wall, 13 Western Ave, is the owner of 128- 134 main St. He is a direct abutter in the rear of the building and has concerns with excavation and the timing of the construction. He met with the project team and received a good response.

Mark Nestor, 45 Middle St. discusses a letter that he submitted today to the ZBA on behalf of the American Legion, 8 Washington St. and confirms that he will be able to speak on the letter at the next meeting after the Board has had time to read it.

Nick Taormina, 30 Brae St. is in support of the project and its location.

Speaking in opposition: None

The Chair leaves the public hearing open.

The Chair calls for questions by the Board and there are none.

The Chair asks the project team when they will have their information ready to submit to the City departments. This is discussed and the next meeting dates are decided upon.

Stephanie Kiefer advises the Board on how to manage the schedule and the order of what they should be focusing on. She suggests that they project team work out the City Departments issues before the meeting with the Board.

Ms. Schlichte moves to continue this hearing to November 23, at 7:00 PM and to set a date for the next hearing for December 3, 2020 at 7 PM.

Mr. Nimon seconds

All in favor, 5-0

Motion to adjourn was made at: 8:06 PM

Motion by: Ms. Schlichte

Second by: Mr. Nimon