



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

ZONING BOARD OF APPEALS
Remote Participation Special Meeting Minutes
December 21, 2020

Board Members Present:

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

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.

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 Chair reads the Ad for the application.

Atty. Deborah Eliason of Eliason Law Office, 63 Middle St. goes over what she would like to accomplish during this meeting.

Greg Cademartori, Planning Director for the City of Gloucester, addresses the outstanding staff concerns from the last meeting. He sent an email to staff heads after the last meeting

requesting any concerns that they have be sent to him. So far he has not received any responses. He believes that they will voice their concerns during the actual building construction when they come before their departments.

He did speak with Bob Ryan from the Traffic Commission who informed Mr. Cademartori that they would not be providing comment unless there was a change to traffic lighting, traffic direction or rerouting, speed or off street parking and that this request would come from City Council.

Mr. Cademartori also stated that a letter has been received by the Clerk from DPW Director, Mike Hale regarding his comfort with the plans for utilities and storm water management design and that there is adequate water supply for the proposed use.

A study for the capacity for the sewer line is being provided by the Applicant and still pending.

April Ferrara of Meridian Associates, Beverly, MA, coordinated with Mike Hale, DPW Director Ryan Marques, City Engineer, today and should receive the information for the study by Tuesday of next week. She will need a week to compile all the data and make the assessment.

Atty. Eliason suggest that they go over the waiver list as the building inspector has questions.

Chapter 5 Article 1 is discussed. The Applicant would like any issues that need to be reviewed to go before a department staff level and not to a board level and Mr. Sanborn has no issue with this as long all departments are able to get a review by all departments.

1.3.2 (A) Requirement for a Building Occupancy and Use Permits.

They plan to apply for these permits issued by the Building Department after discussing them with the Building Commissioner Atty. Eliason suggests that they delete this waiver request and it is removed.

4.3 Signage

The Building Inspectors request for job signs to go back before the Board before they are put up is discussed and it is decided by the Board that they do not need to revisit it later but instead will condition the size, placement and length of time the Job signs is up be subject to administrative review by the Planning Department as suggested by Attorney Keifer..

Demolition Permit

A waiver of Demolition Permit from the Board of Health is not being requested.

Dumpster Permit

A waiver of Dumpster Permit from the Board of Health is not being requested. They will follow the regulations of the law.

Trash removal management is discussed.

Jen Hockerman discusses the trash facility and removal plans. This information has been written on the plans and will also be a condition of the Board.

Atty. Kiefer discusses the waiver requests that have been removed regarding dimensional requirements under 3.22 with Atty. Eliason and Jen Hockerman who explains that there are 4 group 2 units and 40 group 1 units. All units have swing entry doors, and all showers have grab bars. All units are up to fire code regarding emergency signals including the 1 hearing impaired unit.

Ms. Kiefer suggests that the waivers be reintroduced, at least for informational purposes as she is not sure they will qualify for section 5.6. Atty. Eliason agrees and states that they took the waiver out on the direction of the Building Dept. that section 5.6 will apply. They will add them back in.

The Waiver of Permit 5.11 is discussed. Ms. Schlichte would like to see these percentages of AML of these units stay in perpetuity for the life of the project as a condition. Chris Lovasco and Tara Mizarahi, 33 Union Street, Beverly, MA discuss the need for flexibility for non-profits to restructure the affordable levels and the YMCA's intention to work in affordable housing at the lowest average median income. They state the need to recertify and reapproach the project over the years.

Ms. Schlichte still has a problem with this waiver and Atty. Kiefer gives other options to insure that this project will stay affordable housing in perpetuity.

Mr. Locasco discusses an option to keep the units in perpetuity at an 80% affordable rate but voices his concern with burdening the City and the YMCA at a later time and that there are no projects that the YMCA has been a part of where the median income is less than 60%.

The Chair asks Mr. Cademartori to comment on the waivers and he responds.

The Chair discusses putting a plan in place and some interim goals to receive the materials needed in time for the next meeting with the attending attorneys and staff.

Ms. Schlichte moves to continue this hearing to December 17, and a further meeting on December 21, 2020 both at 7:00 PM.

Mr. Nimon seconds
All in favor, 5-0

The Chair asks for public testimony in favor or in opposition. This is the last chance for public testimony. There is none.

Motion to adjourn was made at: 8:10 PM
Motion by: Ms. Schlichte
Second by: Mr. Nimon
All in favor, 5-0