



CITY OF GLOUCESTER

PLANNING BOARD

MEETING MINUTES

Thursday March 1, 2012 at 7:00 PM

Kyrouz Auditorium, City Hall, 9 Dale Avenue, Gloucester

Richard Noonan, Chair

Members Present:

Richard Noonan, Chair

Marvin Kushner

Karen Gallagher

Joe Ciolino

Mary Black- **Absent**

Henry McCarl- **Absent**

Staff:

Gregg Cademartori, Planning Director

Pauline Doody, Recording Clerk

I. BUSINESS

- A. Call to Order with a Quorum of the Planning Board
- B. Introduction of Planning Board Members and Staff
- C. Approval of Minutes of February 16, 2012

Minutes to be reviewed at the March 15, 2012 meeting

II. PUBLIC COMMENT - None

III. PUBLIC HEARING

In accordance with M.G.L. Chapter 40A Section 9 & 11, and the Gloucester Zoning Ordinance Section 5.21 Windover Shorecliff, LLC petition the Planning Board for a Common Driveway special permit to access 14 Cliff Avenue, and 5 & 7 Boulder Avenue (Assessors Map 167 Lots 54, 14, and 13).

Presenter: Miranda Gooding, Glovsky & Glovsky

Attorney Gooding stated this is an application for a Common Drive special permit to serve three lots.

Lee Delanger, President- Windhover Construction, Rockport

Mr. Delanger stated as we have developed this plan we discovered that to do it right there has to be three separate cuts. We want to combine the driveways which will reduce the amount of pavement and there will only be one cut through the stone wall. Aesthetically it is a better solution. It has been approved by the Conservation Commission and the City Engineer.

Charles Ware, Meridian Associates.

Mr. Ware stated that the storm water system was originally designed for a single building, The storm waste goes into an infiltration basin. There have been no changes except we added a drywell into the infiltration basin at the suggestion of the City Engineer.

The requirement of the common driveway is that it be 25 foot wide and that the apron off it be created away from the public way. There is a hammerhead turnaround for emergency vehicles. We've provided a detail of the proposed pavement and have not exceeded the maximum slope of 10%. It is 4%,

Attorney Gooding stated we require a waiver of the provision that the common driveway access from frontage from Boulder Avenue. We've included in the package a proposed covenant. This will be a condominium association and the covenant will already be built in for the provision for a common driveway.

Mr. Cademartori stated the project has been nicely retrofitted and approved by Engineering. There is adequate turnaround and is a straight forward application.

Motion: To close the public hearing

1st: Karen Gallagher

2nd: Marvin Kushner
Vote: Approved 4-0

Motion: To approve the application for Windover Shorecliff, LLC for a Common Driveway special permit to access 14 Cliff Avenue, and 5 & 7 Boulder Avenue (Assessors Map 167 Lots 54, 14, and 13) and also make a finding that the board will waive the condition for requiring the common driveway to provide access one lot that does not also serve as the frontage for the same way.

1st: Karen Gallagher
2nd: Marvin Kushner
Vote: Approved 4-0

IV. OTHER BUSINESS

A. Endorsement of Definitive Subdivision Plan, "Flatstone Lane, 2-7 Flatstone Lane,

Presenter: Ralph Pino 46 Middle Street

Attorney Pino stated there was an adverse possession action last year. Since that time we have met with city engineer and the only issues to be resolved were some slight topographical and a final easement issue. Basically it's an action that has come back down by settlement for appeal. The final version is the creation of three new lots.

Mr. Cademartori stated that the last time it was in front of the planning board it was remanded back with the instruction that it be refiled. Those public hearings were conducted back in last 2005. At that meeting the subdivision was approved and then appealed by an abutter. There were some minor changes to the grading that don't affect the drainage system.

Motion: To endorse the Definitive Subdivision Plan for 2-7 Flatstone Lane

1st: Joe Ciolino
2nd: Karen Gallagher
Motion: Approved 4-0

B. Gloucester, Massachusetts (Langsford Street)

C. Subcommittee Reports

Ms. Gallagher stated the CPC has received preliminary applications. The completed applications are due to the CPA on March 16. There will be public hearings on April 4 for open space projects at the Sawyer Free Library and on April 16 for historic preservation projects. Following the hearings the committee will have deliberations on the application and will make recommendations to City Council. All the information will be on the city website.

Mr. Noonan reported about the application from the Friends Of Good Harbor Inc. to acquire a parcel of land. The city will purchase the land and they will be a co-applicant.

Mr. Cademartori stated Friends of Good Harbor and Councilor McGeary made a presentation to the Conservation Commission who has agreed to participate in helping acquiring funds for the parcel.

V. ADJOURNMENT

Motion: To adjourn
1st: Karen Gallagher
2nd: Marvin Kushner

VI. NEXT MEETING

Next regular meeting of the Planning Board is Thursday March 15, 2012

A Special Meeting has been scheduled for Monday 12, 2012

Planning Board Members: If you are unable to attend the upcoming meetings please contact the Planning Office at (978)281-9781.