

CITY OF GLOUCESTER

PLANNING BOARD

MEETING MINUTES

Thursday March 15, 2012 at 7:00 PM

Kyrouz Auditorium, City Hall, 9 Dale Avenue, Gloucester

Richard Noonan, Chair

Members Present:

Rick Noonan, Chair, Mary Black, Vice Chair, Karen Gallagher, Henry McCarl, Joe Orlando, Marvin Kushner, Linda Charpentier

Also present: Planning Director, Gregg Cademartori

Also present: Councilor Ciolino, Councilor McGeary, and Councilor Verga

I. BUSINESS

A. Call to Order with a Quorum of the Planning Board

Mr. Noonan explained the regular meeting process to the public. He explained that when public hearing is reopened, each proponent will have 30 minutes each for rebuttal and that public comment limited of 10 minutes each. Mr. Noonan opened the meeting and introduced the board to the public.

Councilor Verga introduced the Planning & Development Committee members.

B. Approval of Minutes of February 16, 2012 & March 1, 2012

The meeting minutes of February 16 & March 1, 2012 were continued to the April 5, 2012 meeting.

II. PUBLIC COMMENT - None

III. ANR APPLICATIONS

1. Michael J. Faherty to re-divide property at **18 Sargent Street**, Assessors Map 27 Lot 38.

Presenter: Joel Favazza, representing Sargent Willow LLC

Mr. Favazza stated that recent zoning decisions have been made that apply to the division of the property. There are 2 separate decisions for the two new lots.

Mr. Cademartori stated there is existing adequate access to both the proposed lots. There are no issues.

Motion: The subdivision control does not apply to the division at the property at 18 Sargent Street, Assessors Map 27 lot 38.

1st: Henry McCarl

2nd: Karen Gallagher

Vote: Approved 7-0

2. James and Judy Gifford to re-divide property at **29 Starknaught Heights**, Assessors Map 161 Lots 47 & 49, respectively.

Mr. Cademartori stated that two months ago there was an application to divide this property. The application was approved and this is a readjustment of the line of the two lots. Frontage and access to the two lots is the same as it was two months ago.

Motion: The subdivision control does not apply to the division at the property at 29 Starknaught Heights; Assessors Map 161 Lots 47 & 49.

1st: Karen Gallagher

IV. CONTINUED PUBLIC HEARING

In accordance with the provisions of MGL Chapter 40A, Section 5, and the Gloucester Zoning Ordinance, Section 1.11, the **Gloucester Planning Board** will hold a continued public hearing to consider the following petition to amend the Zoning Map and Zoning Ordinance as follows:

Amend the Gloucester Zoning Map by creating an Hotel Overlay District consisting of 3 +/- acres in the Marine Industrial district located at 33 & 47 Commercial Street, Assessor's Map 1 Lots 22 and 33, respectively, and to amend the Gloucester Zoning Ordinance by adopting a corresponding new Section 5.25 entitled Hotel Overlay District (HOD) governing the permitting hotel and accessory uses by City Council special permit in the overlay district.

PUBLIC COMMENT WILL BE ENTERTAINED AT THE DIRECTION OF THE CHAIR

Mr. Noonan reopened the continued public hearing.

Mr. Cademartori stated there is a correction in the agenda. The section should read 5.25.

Ms. Black motioned to open the public hearing with a second by Mr. Orlando. Vote: All approved 7-0.

Presenter: Attorney John Cunningham

Attorney Cunningham stated we have had time to reflect on the input from the public and would like to address a few points. Beauport Gloucester LLC will never pursue a TIF or tax increment financing for this project. There will be no requests for a TIF as part of this project. The HOD does not allow nor does the underlying MI district, residential condominiums. There will be no residential condominiums, no conversion to condominiums or cooperatives status, no timeshare, and no extended stay for the Beauport Gloucester Hotel. When we get to an appropriate stage we would accept a condition in the special permit that provided that. There is a general consensus that Gloucester needs a hotel. The testimony of Gregg Verdine was important. There is a common goal in the city in developing the promising opportunities to develop a hub of marine technology and science base business in Gloucester. We need to have the basic infrastructure elements in place and one of those is a hotel. Gregg Verdine is successful businessman and he wants to make this happen. He told us it won't or can't happen without a hotel. You will hear testimony this evening that there are no feasible downtown sites that are adequate in size, suitable or have an attractive location. Or more importantly, there are no owners who want to build a hotel. You have a real opportunity to facilitate the new maritime port economy. We have heard that the parcel is necessary to keep an the inventory for a potential, unidentified marine industrial user. This is a beachfront parcel, that is deteriorated, unusable building, there is no wharf or pier or access to Gloucester's inner harbor. We all know there are harbor front parcels for sale and the real scarcity are the purchasers with the ability to purchase and create a business in today's economy. All this is despite the DPA regulations which ensure that these parcels on the inner harbor can only be used for water dependent, industrial use under Chapter 91. For that reason there will be no domino effect. Hotels and all other residential uses are categorically excluded in the DPA that reins our harbor. There was a discussion about variances and comparing them with the process for seeking a zoning amendment. Attorney Cunningham stated as an example; if I wanted to add a deck to my own home, I don't come in for the rezoning; I seek a variance, because that deck is for my own private benefit. An overlay district provides many public benefits; employment, tax revenues, business activity that spills out through the community. And more importantly providing a necessary component to our strategy of developing marine technology and science use in the city. The Mayor has stated that the proposal is consistent with the city's planning. We also heard concern about the allowable building height. We have shown concepts for the hotel, the shape and roofline. Our goal is to work with City Council and the Planning Board to develop an

HOD that will allow us to apply for and receive a special permit to build a hotel at this site as in the sketches. If using the current MI height of 40 feet is preferred that will be acceptable to us with the knowledge and understanding that the hotel, with a pitched roof and tower is contemplated and will need relief as part of the special permit process. The project architects anticipate that a peaked roof adds about 20 feet to building height over a flat roof. We prefer the peaked roof design. The building height will be above the 40 feet and the height of the tower could be considered separately. The proposed HOD boundaries are shown on the map and attached to the draft that was displayed on Monday. At time of the purchase of the Birdseye site it was agreed that space for overflow parking from the hotel could be available in the chamber parking area on weekends and evenings. Under Massachusetts zoning law hotel parking must be an allowable use for that parcel and that was the reasoning behind including the adjacent parcel.

Public comment in favor of proposal:

Mark Vidal 24 Rowley Shore

Mr. Vidal stated that it is important to have a hotel where business meetings can be held. People are ready to invest time and money to get this going and attract more business to Gloucester.

Alan DeLorenzo 1 Horton Street

Mr. DeLorenzo stated he is a recent college graduate who has been offered an opportunity to work at his university in a research lab. He stated that part of his success was from learning the necessary skills working in the hospitality industry with his mother Sheree DeLorenzo. He stated this opportunity must be seized and the Birdseye site is the best location.

Ginger Attaya, 73 Rocky Neck Ave

Ms. Attaya stated she reviewed the zoning maps for downtown. The harbor is underutilized and is mixed with nonconforming usage. Once the DPA parcels are eliminated, there are no unused parcels that have the size necessary to create a hotel for the needed capacity, technology, and parking. There is no owner who has a sufficient size lot or passion to build a hotel. The Birdseye site is the only site that offers all that is necessary for a successful hotel in Gloucester. The Beauport LLC is a benefit for our city.

Jack Lavie

Mr. Lavie stated we have an opportunity to work with a solid group of people. It will be the cornerstone for tax revenue for the city. Parking and traffic may be a problem, but the same was said up at Gloucester Crossing and look how great that turned out.

Jason Grow, 12 Marble Road

Mr. Grow stated the HOD should be approved because it is a sound investment and good for local economy of Gloucester. It will generate tax revenues, and increase tax base. Increase tax base makes the difference between opened and closed fire stations and properly funded education and delivery core services to our residents. Our city budget is insufficient to provide even the most basic level of service. This hotel will not save Gloucester but it will say we are open for business. The current assessments of the property generate 27 thousand dollars in tax revenue right now. A hotel at this location will generate 10x more than that, in addition to creating new jobs and the stimulation it will provide to other businesses. Decades of targeting MI zoning have not generated the business development that is needed to keep Gloucester healthy and thriving.

Kathy Clancy 78 High Poplar road

Ms. Clancy stated she lives 20 feet from the border of the Ocean View Inn and was concerned about many of the same problems being discussed. However, they have been very respectful neighbors and can't imagine anything less with the people involved with Cruiseport. Being on the school committee we know we need money for our schools and other vital services.

Through discussions with this group they made a commitment that they would be involved in local education.

Scott Memhart 9 Greystone Road, Owner Cape Pond Ice Co.

Mr. Memhart stated that our property is underutilized as a result of contraction of commercial fishing. We do still pump ice onto the fishing boat and load bags of ice onto trucks. We offer tours and sell merchandise, but we are actively looking for other uses for our property to diversify and stay in business. It will inherently be a challenge, but I don't believe the mix of MI and tourism is incompatible. The Fort is a successful example of mixed use in a district. Another example is Beacon Marine, Harbor Loop, Captain Carlos and Rocky Neck. Commercial St is a dead end road and the vehicle turnaround at the end must be widened as part of this project. The city owns the vacant lot and needs to be cleared by the city for turning and improving traffic flow. Big semi trucks and busses must back down the street 50 feet or more into the private alley way of Cape Pond Ice and O'Donnell Usen building trespassing on our land and hitting our parked vehicles. I believe this is a constructive change.

Val Gilman

Ms. Gilman stated she has worked for 25 years worked in human resources and had always struggled in the past to be able to have meetings in Gloucester. At this time our city is starting to thrive. We need the revenue for the city.

Steve Cefalo, Colburn Street

Mr. Cefalo stated that the new Maritime Port Economy was written after the Maritime Summit and is full of information and how Gloucester should seek opportunities with firms related to oceanic study, biotechnology, aquaculture and green energy. Which of these industries are knocking on our door to develop businesses here? One of the key projects highlighted at the Summit was Ocean Alliance. Ocean Alliance has since run into funding problems and ceased the rehabilitation of the paint factory. This illustrates that revenue and funding outweigh idealism. On page 4 of the report it says there must be greater flexibility and predictability in the harbor area regulations and the DPA. It then goes in detail on how the restrictive zoning is a major source of frustration and one of the biggest obstacles in the transition toward the many innovation of maritime industries. Many fish processing plants have moved inland. Good Harbor Fillet left the Birdseye property for the Blackburn Industrial Park, then they filed for bankruptcy and now they are gone. This proves that fish processing is not alive and well and not just in the MI district. The city needs to find ways to become less restrictive.

Clark Sandler, Offshore Fisherman, Hamilton, MA.

Mr. Sandler stated I4 C2 was supposed to be a Ramada Inn 25 years ago. It is still empty. I don't see any future processing in that building. I support plan and proposal.

Blake Gilson 3 Becker Circle

Mr. Gilson stated the Gloucester Marine Railways property barely pays more than a single condo unit on the backshore. The city needs to move forward with this plan.

Rosalie Parisi, 108- 110 Commercial St

Ms. Parisi stated she owns the property and small business at this location. She is the only fisherman settlement agent in Gloucester. She stated she has talked to her clients they said the hotel will not have an impact on the commercial fishing industry. At the last meeting it was stated there was no MI property to rent. For the record I have a 33,000 square foot building on the water zoned MI. It is empty and is available. Preserving our heritage is very important, but it is not what it was and there needs to be a compromise.

Ron Geary 209 Atlantic Road

Mr. Geary stated that everyone is aware of the 2009 harbor plan and one of the pieces on page 118 was a case study of Commercial St. It said "while the old Birdseye factory lies outside of the DPA it has great potential for redevelopment. Additionally the uses and use options will be

increased once the area of the Fort that lies outside the DPA is removed from the MI zoning district.” Demographics show we are losing our young people. Between 1990-2010, 2549 young people of Gloucester ages 20-39, have left in that same period there was an increase of 2155 people ages of 50-59. We have to adopt a different approach to business development.

Public Comment: opposition

Michael Faherty, Representing VJ & E Realty LLC and Vincent & Gino Mortilaro Attorney Faherty stated he would address comments on the affect of the overlay proposal on the zoning ordinance itself, the affects of this proposal on the neighborhood and the issue of conflicts. In respect to the ordinance itself; the hotel is not an allowed use in the MI district. This proposal removes the requirement of getting a variance and allows it as a matter of right. in this district subject to the special permit requirements. It eliminates, in Section 5.25 2.3 in its entirety Section 5.18 of the zoning ordinance. 5.18 is a separate section that has 5 different criteria that have to apply to proposals in the MI district. In Section 2, anytime you have an application in the MI district that is non marine related; will the proposed use preempt the use of the surrounding property for future development of water related use? Will the proposed use be compatible with the working waterfront character of the zone? To what extent will the proposed use beneficially affect the preservation of water related uses in the area? This will be gone and any proposal that comes in front of the City Council, none of those criteria will be allowed to be applied. We have heard about the necessity for a conference center. Do you realize that there is not a single line in our zoning ordinance that allows a conference center? Is there a reason we haven't had a conference center before? It's because there isn't a line that allows it. In the final section of the ordinance, it prohibits any activity that is not otherwise allowed in this ordinance. But what does this overlay district propose to do? Take something that isn't in the ordinance, but would be good to have in the ordinance, and allows it as a matter of right if it's connected with the hotel. Again it takes something that is not otherwise allowed and puts it under accessory uses. That is no way to write an ordinance.

In respect to the conflict on the neighborhood; one of the fundamental purposes to zoning is to prevent conflict between competing uses. Let's say the potential for conflict is 50/50 and examine what this ordinance will do:

Lot area per every two guest units; in this district there will not be any requirements that there is a minimum lot area for a guest unit. It's the same thing with open space; zero requirement. If this hotel was proposed on Main Street, which has no setbacks, it would still require 2500 square feet of lot area per every two guest units. When you have more people you have more opportunities for conflict.

Front yard – no set back requirement asked for. They want zero setbacks. Even in the General Industrial district in Gloucester there is a 10 foot setback. Side yards- zero and Rear yard- zero. One of the most important parts of the ordinance is footnote E in schedule 3.23. It states “ a building built on a lot that adjoins the harbor shall be setback from one side lot line by a distance equal to 1/3 of the building height but not less than 10 feet.” that is another section that is gone because it's in the language of the overlay district. Parking is another section where they have taken the guts out of the rest of the ordinance and the neighborhood and creating conflict. They are proposing one parking space per guest unit, but for the accessories uses there would be no requirement to provide any other parking for those uses. Over two hundred people could frequent this venue, and no parking is being provided in the planning stage for those people. If a valet service is provided, it seems that would create additional traffic issues in the area. Many companies on Commercial Street use their parking during their workday and the workday starts much earlier than guests will be getting up- another potential conflict. Does this plan address the needs? This ordinance has affect and people have relied upon it.

Hillary Fry 27 Beacon St

Ms. Fry stated once the construction begins, it will be effectively blockade the Fort. It will be disrupting the homes and commerce and bring them to a halt and to their knees.

Dennis McGurk, Concord Street

Mr. McGurk stated that property values will be driven up. The numbers don't add up. This hotel will cost a third of the 75 million that was described. A hotel will bring in about 5 million dollars per year, with another 2 ½- 5 million in added revenue, 100 people employed throughout the town, that would be 30% of the revenue. Please do the homework on the numbers and make sure they work.

Reverend Rona Tindal, 44 Fort Square

Reverend Rona read a letter from former Maine Senator, Dennis Damon (available for review).

Val Nelson 7 Sunset Road

Ms. Nelson stated that she believes some of the arguments for the hotel are not factual. One of the arguments has been that we should just go ahead with the hotel because the fishing industry is dead and that there are 25 boats in the harbor. There are 240 boats in the harbor. Let's make sure of the facts. There is an opportunity on the 28th of this month for a public briefing on the Maritime Summit report. What will come out in the briefing is that Gloucester has never really formulated a designated port and working water front plan. When we have received a couple of million dollars in federal and state investment for the waterfront, New Bedford has secured \$100 million dollars. We are just at the beginning the process and the opportunity is great for our waterfront. There are documented histories of displacement of putting a hotel so close to the waterfront. In regards to the hotel being important for conferences; this hotel is not a conference hotel. It has one room for 125 people and I encourage you to research what this hotel will be. The statement was made that this would employ 100 people and when I researched hotel employment, the only way to get to 100 people is with a high end luxury hotel, with spas, fitness centers, and stores. This is what is New Balance is doing. Westin Hotels and New Balance shoes are in partnership. Will this be a New Balance Westin franchise high end luxury hotel? Conferences do not hold their events in those kinds of hotels.

Peter Favazza, 3 Doanne Road- representing Jenny Fazazza and Frank Lucido owner of 10 Fort Square

Mr. Favazza stated his concern about increased property taxes, increased traffic. He stated that no one has contacted him about this project. The people are not being good neighbors already.

End of Public Comment

Mr. Noonan explained the rebuttal portion of the public hearing to the public.

Attorney Cunningham

Attorney Cunningham stated he will respond of the legal issues in writing to the board. We don't agree with the characterizations of the HOD and we say as in our initial remarks that we intend to work with the Planning Board in shaping the dimensional requirements. There are three factual matters to address. The construction budget numbers do not come from us. We only have conceptual sketch at this time. We stand behind the employment numbers. Sheree DeLorenzo has extensive experience in hotel management and restaurants. New balance has nothing to do with this project.

Nathaniel Mulcahey, 33 Middle Street

Mr Mulcahey stated he was speaking on behalf of the entire group and will make several points. The Mount Auburn Associate Report clearly states on page 89 stated that the hotel should be located adjacent to but outside the DPA marine industrial districts. This is going against the specific reports that the city has commissioned. The questions of scientists coming in: I am a scientist; I've created jobs in 13 different countries and have organized conferences elsewhere. The industries that two scientific colleagues spoke of today don't need MI space, so they cannot speak to the MI need in this town. In terms of the availability of room space, there are plenty of rooms in this village.

Mr. Noonan opens discussion to the board members.

Mr. Orlando stated he would like to research and review the information that has been presented. He will frame his questions over the next two weeks and ask them at the April 5 Planning Board meeting. Mr. Orlando asked Mr. Cunningham why the 33 Commercial St property is part of the HOD.

Mr. Cunningham stated 33 Commercial Street is not owned by Beauport Gloucester LLC. At the time the purchase was negotiated, one of the terms was that Beauport Gloucester LLC could use the Chamber parking lot for overflow parking when not used by the owner on night and weekends. Under Massachusetts zoning law, for us to be able to use parking on that site, it has to be zoned for hotel as well, so the overflow parking could be lawfully used. If the Planning Board wants to discuss the boundaries of the HOD we will be happy to do so.

Councilor Verga stated he would like to get some clarification from Bob Ryan, from the traffic commission to deal with that discrepancy on the 20,000 per week versus 20,000 per day study.

Mr. McCarl stated the Attorney Faherty mentioned interesting things about the setbacks and Attorney Cunningham mentioned they can be worked out. My main concern is the movement of the traffic in and out of the Fort.

Ms. Black, Mr. Kushner and Ms. Gallagher stated they would form their questions after the review of the minutes.

Councilor Ciolino stated he would like clarification from the City Planner of 5.25.1 4.1 the dimensional table and the minimum frontage and minimum side yards as they are all zero, zero, and how they ended up that way.

Mr. Cademartori stated they used a MI district setbacks as a template, however there currently are not setbacks for the use in the MI district for hotel use. There are two separate issues that have to be resolved. The first is the appropriateness of the location for the use. There is a district boundary that has been proposed to enable new uses in that area. The second issue is how the use would be permitted? If you look at the breakdown of the proposal, it is the intensity of use, and the process by which it would be reviewed.

The MI district is very liberal and there are few dimensional standards. We do have standards of hotel use in all the other districts. If everyone is desirable of a downtown hotel the ordinance that we have in place in the CB district is not promoting a high room count hotel of 30 units or more. There has been a recent proposal to address the same issue at other locations for hotels in the city. Some of those dimensions have been borrowed from what we used for residential standards such as lot area per unit. The "per two guest units" density that is allowed in other districts stems from the density of residential use we allow in these areas. The first question is about the district and appropriateness of use and then the impacts related to that use that you can address by the dimensional standards and conditioning of a project. It's building upon what's allowed in the MI district which is very liberal. There are many smaller lots on the inner harbor, these standards allow unfettered use of the properties because of their size and the activities that occur on them.

Councilor Ciolino stated that he understands that the existing MI has these setbacks and that is where these numbers came from.

Mr. Cademartori stated yes they are the basis, however because hotel use is not currently allowed in the MI district some are being newly defined in the proposed ordinance. In Section 3 of the ordinance have requirements for hotel use in various districts. That is what would have to be created for this overlay.

Councilor Ciolino asked how tall the Birdseye tower is.

Attorney Cunningham stated 75 feet. We wanted to find some number to put into the table. We used the height of the existing tower as a starting point.

Mr. Noonan stated asked Attorney Cunningham to talk about the expectations of the tower. How does that relate to height exception versus a height limit and do we need to contemplate a power provision. How will you reconcile ridge lines, heights, and the tower?

Attorney Cunningham stated we should break the analysis into two components. One is the height of the ridge and the height of the tower. The tower might have a footprint of less than 400 square feet. We feel the tower is important to the project and to the community. The height of the tower above the ridge is something architects can consider we are open to what the Planning Board and City Council views are. You can allow the ridge height by special permit and you could separately allow height cupolas. If we were to develop a method to get to the height of the building and separately by special permit the height of the tower. The subject is complex.

Ms. Gallagher asked if 33 Commercial St. is included in the HOD, would the owner of that property be able to request a special permit to build another hotel.

Attorney Cunningham stated yes they could.

Councilor McGeary stated one of the key issues will be the trade off between maritime industrial and downtown. Does the city have a map that outlines the downtown area?

Mr. Cademartori stated we have a business district and central district, but the core of downtown is mixed with different districts.

Councilor Ciolino defined downtown: The Railroad station, Flanagan Square, down Rogers Street, Harbor Loop, Commercial Street, The Fort, down to the Fisherman's statue, Railroad Station on Washington Street. That is the downtown definition.

Mr. Noonan explained the process of the hearing moving forward. He stated the Planning Board is charged to discuss zoning issues as they come forward and referred out by City Council. Public Hearings area held like this one. The information is reviewed and will be discussed at our next meeting on April 5. The Planning Board will make a recommendation to the City Council based on the received information. Planning & Development will also deliberate and make their recommendation to the City Council. The City Council will then open another Public Hearing on the zoning and recommendations made.

Councilor Verga stated the Planning and Development meeting will not be a public hearing.

Nathaniel Mulcahey stated there are several formal requests that a formal economic impact study being conducted by the City of Gloucester to determine whether the hotel will have a positive or negative impact on the local economy. Has this study been done? And if not, will it be done before your recommendation to City Council.

V. ADJOURNMENT

Ms. Black made a motion to continue the public hearing to Amend the Gloucester Zoning Map by creating an Hotel Overlay District consisting of 3 +/- acres in the Marine Industrial district located at 33 & 47 Commercial Street, Assessor's Map 1 Lots 22 and 33, respectively, and to amend the Gloucester Zoning Ordinance by adopting a corresponding new Section 25 entitled Hotel Overlay District (HOD) governing the permitting hotel and accessory uses by City Council special permit in the overlay district with a second by Mr. McCarl. Vote: All approved

Motion to adjourn the Planning and Development.

VI. NEXT MEETING

Next regular meeting of the Planning Board is Thursday April 5, 2012

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

The following attached documents were submitted by hand at the meeting by:

Ginger Attaya	Alan DeLorenzo
Jessica Anders	Denise Foley
Leonard McCollum	Lois A McNulty
D. Nathaniel Mulcahy	Jane M. Gibbs
Mayor Carolyn A. Kirk	Gina Favazza Rowland
Concetta Tarantino	Ron Gilson
Leslie Turner	Joey Ciaramitaro
Nicole M. Grandmont Parker	Catherine Palmisano
June Cook-Madruga	Annette Tarantin
Valerie Nelson	
Peter Anastas	
Ernest Morin	
Thomas Testaverde	
Kathleen Clancy	
Sam Parisi	
Patricia Searce	
Dennis Damon	
Ronn Garry	
Rosalie Parisi	
Steve Cefalo	
Scott Memhard	
Jason Grow	

My name is Ginger Attaya and I reside at 73 Rocky Neck ave.

I was here on Monday night, and was not able to speak, due to the limited time frame....So I am here again tonight.

After listening to what everyone had to say, it was very apparent to me that the general consensus was "YES, we need a hotel downtown, but WHERE?"

As a realtor for Coldwell Banker, and having lived here all of my life, I decided to review the zoning maps downtown.(Here are some copies.)

We are all aware that the marine industrial usage on our harbor is not only under- utilized, but it is also mixed with non-conforming usage such as residences, retail businesses, etc.

You can see on the map that once the DPA parcels are eliminated, there are clearly no unused parcels that have the size necessary to create a hotel for the needed capacity ~~and~~ technology. *+ parking.*

Also, there is no owner who has either the sufficient size lot, or the "I want to build a hotel" ~~capability~~. *"Kaw haw and passion"*

THE BIRDSEYE SITE IS THE ONLY SITE THAT OFFERS ALL THAT IS NECESSARY FOR A SUCCESSFUL HOTEL...THERE IS NO OTHER PARCEL THAT HAS THE SQUARE FOOTAGE,THE BEACH, AND THE ABILITY TO SHOWCASE GLOUCESTER'S MAGNIFICENT OUTER HARBOR.

The Beauport LLC is truly a benefit for our precious city. If we do not take advantage of their generous proposal NOW, it can be another 10-20yrs before we are given this tremendous opportunity.

Dear Planning and Community Development Board,

I am a new Gloucester resident. My husband and I finally found a place we both felt we could call home. We purchased a home on Middle Street and immersed ourselves in our neighborhood and our city to better understand and fully participate in life here.

It was during our first months here that we planned our wedding. Because of some health concerns with elders in our families, my husband and I put our wedding together in 10 days, on July 4th weekend. Concerned about finding appropriate hotel space for so many of our out of town guests, I first called the Vista where we had stayed during many of the weekends here while searching for our home. The Vista had one room open and we secured it for our priest who performed the wedding.

Knowing my predicament, the owner at the Vista recommended two other hotels that might have openings. A long story short, within 1 day, I had successfully booked rooms for all of our guests. All thanks to the network of hotels and bed and breakfasts, whose owners recommended one another and worked together to meet our needs.

From this experience, I have several questions related to the current proposal for a change in zoning.

1. *Why is there a resistance on the part of the city and its various boards (Planning, Economic Development, etc.) to completing a third party hotel feasibility study?*

Reading through Gloucester Daily Times articles on the Gloucester Crossing pre-development, where a hotel has been permitted, I saw the same call for a hotel feasibility study to better understand the impact of a hotel on existing ones. Surely Ms. DeLorenzo and Mr. Davis are savvy business people and would desire such a study if they plan on making the hotel a long term venture.

2. *If I was able to find hotel accommodations on such short notice at the peak of tourist season, would our efforts be better spent on supporting our existing proprietors to bolster their numbers so their beds are full, especially during peak season?*

Ms. DeLorenzo and those on her staff who spoke at the public comment meeting last Monday all mentioned their interest in the prosperity of Gloucester as a city. Specifically, a desire to increase the industry and commercial proportion of tax burden.

Would it not make more sense to use existing state and federal dollars to fortify existing hotels and B&Bs that are already paying full taxes to the city? Using EPA weatherization dollars to weatherize and winterize large conference and wedding oriented hotels on the back shore? Using Green Designation state dollars to explore the use of solar and wind energy to power some of these hotels to decrease operations costs? These investments would cost the city nothing and would be leveraged many times over as the hotels would bring and hold business year around and it would increase the values of their properties from the upgrades to the buildings and infrastructure.

3. *The city has purchased and participated in at least 3 city plans. Why is it so easy for the Planning Council to dismiss a clear statement in the most recent Harbor Plan which states, "A hotel should be build adjacent to, but not in the marine industrial or DPA zones."*

What investment can Gloucester hope to bring from other businesses if careful, professional, community-driven planning can be overwritten and ignored so easily?

It is unwise to put all of our eggs into one basket. Just like a stock portfolio, *we must diversify the investment that comes into our community* so that we can look out for our city. Investors are focused on the deal. The majority of the money from any development project is made upfront and at the sale. Maintenance and overall operation costs do not turn a tidy profit, particularly during a worldwide recession.

This is the time for Gloucester to strengthen its roots as a city of technological innovation, a place that other cities look to as an example of what they could be. This is not the time to pursue investment strategies that were popular in the 90s when the market was booming and that have left smaller cities with empty strip malls, failing big box stores and languishing hotels waiting for tourists in a worldwide recession.

We as a city must invest in our long view. We must invest our time and our energy into an asset building strategy that provides stratified income streams in our community through companies and industries rooted and invested in our community.

How can we build on what we have to innovate for tomorrow? How can we connect the nodes of existing success to create a living growing cycle of prosperity? Specifics of these ideas and how to implement them are in four city funded documents:

- The 2001 City Plan
- The 2009 Harbr Plan
- The 2011 Economic Development Harbor Plan and
- The 2011 Maritime Summit paper

The request for a zoning overlay is not about one overlay, nor is it a simple one for the public good. *It is a request to change what the community and the city collectively envisions for this property and its role in the City as a whole for the benefit of a few.* This request for the zoning overlay is the ultimate in hubris and disrespect to the voices and tax payer dollars spent to articulate a shared and integrated vision of our future.

I plead with each of you as members of the Planning and Community Development Board, please look at this from the broadest view, the longterm view. The city and the community said what is desired in this space, for the Harbor and for the City. A shared vision was created—and it wasn't easy. Please respect the voices of your constituents and the importance of the plans they helped you create.

This is the role of the Planning and Community Development Board and your role as representatives of us—regular people—residents who vote and who are working hard every day to make this a better place—is to help us implement the plan you had the wisdom to help us create.

Sincerely,


Jessica Anders

15 March 2012

I have been asked how this overlay will adversely affect marine industrial businesses on The Fort. So far it has prevented us from expanding on the fort and it has increased our property tax. It will make it more difficult to get our trucks in and out of the fort. This could prevent our trucks from getting a perishable product to market on time. Our fish is required to be in Boston on time to make it onto other trucks or planes heading out of the state or we risk losing the sale. An older fisherman from Swampscott told me that after condos were built across the street from the town dock and last fish house, condo owners complained about the trucks loading at 5am until a by-law was passed prohibiting the loading and unloading of trucks after 7 pm or prior to 7 am. Shortly after that, the last fish house in Swampscott was gone. To prevent this from happening in Maine, voters passed The Land For Maine's Future program I told you about on Tuesday. Since then land Trusts like the York Land Trust have started buying waterfront property to prevent development and build a town dock. That same November 2005 ballot passed an amendment to the Maine constitution to allow working waterfront to be taxed at its current use valuation, not at the "highest and best use" value such as non-marine residential and it passed by 76% of the vote. I wish we had that kind of support in Massachusetts. Beauport Gloucester LLC estimates it will create 100 jobs at a 100 room hotel. One job for every room sounds like a lot to me. In the summer for 3 months maybe, but how many will be part-time without any benefits? How many will be laid-off Labor day? How many more will be laid-off January through March? Why is Mr. Bells property included in the hotel overlay? How long before he wants a 75 ft tall hotel also? How long before the hotels on the back shore ask for 75 ft? How can we prevent this hotel if it ever fails, from requesting a special permit to convert to condos without a ban written into the overlay? How about a casino ban written into the overlay? Some may laugh at that, but Mr Davis is worth over a billion dollars and the state is still looking for a location on the northeast coast. Our politicians will tell us not to worry that will never happen but that's what congress said about golden parachutes during the financial crisis. Next I would like to talk about the height being 75ft so that Beauport Gloucester LLC could have the Birdseye tower. That sounds ok but write it into the overlay, 50ft for the hotel and 75ft for the tower only. Do not misunderstand, I am vehemently against this hotel, but if you are going to move this forward do not do what congress did with the big bank bailouts as we all know how that worked out. We need to word this overlay to protect the working water front from any more incompatible development in the future. During Urban Renewal my family was forced to move it's fish plant from what is now the Coast Gard Station to our current location. We NEVER thought we might have to move again.

Leonard McCollum
Ocean Crest Seafoods



March 15, 2012

To the Members of the Planning Board,

Is our city determined to eliminate all jobs that are not low paying seasons jobs?

Good Harbor Fillet is leaving. Varian (now Applied Materials, and one of Gloucester's biggest employers) has been asking for a hotel near them for years and now that one was given a permit the possibility of this new Hotel Overlay has made Mr Parks stop construction on the one needed by our existing industry.

It is not just industries our Mayor is forcing out:

While we all see our water rates rising to a point that would scare many industries away our Mayor is recklessly spending over one million dollars to make a harborwalk which bypasses the downtown businesses and shops.

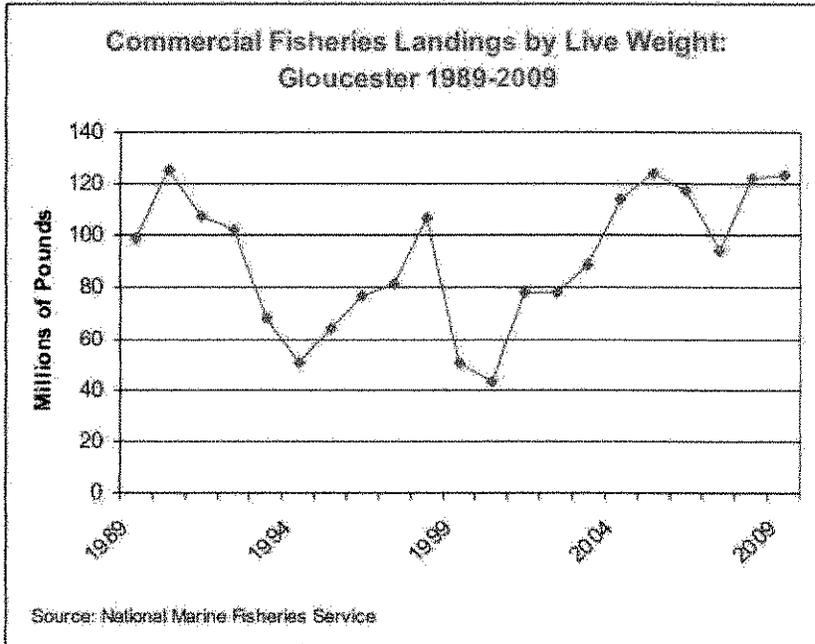
Without remaining to hear the opposing views our Mayor endorses a rezoning plan which risks making the cost of Marine Industrial space so high that even with state, federal, and international funds available for Green Cities with Full Service MI ports No new industries will risk moving in and those that we have may be forced out as I have had to do moving my manufacturing to Middleton.

Add to this the risk to our locally owned hotels, B&Bs and Inns from not one, not two but now (or soon to be if the rezoning goes through) three corporate owned hotels when the Mayor herself said "competing business hotels would hurt local bed and breakfast and inn owners, who offer about 600 guest rooms in the city."

The proponents for the Hotel Overlay would have us believe that this has come down to a matter of heritage vs progress. But is it only by saving our heritage and Marine Industrial Zoning will we have the tools with which we can truly innovate and begin a green marine industrial renaissance.

The proponents and their supporters say fishing is dead and yet the Mt Auburn Associates report (commissioned by the city) clearly shows growth since 2001 returning us to landings by live weight

of twenty years ago. (see chart)



Innovations ongoing in the Fort Area have resulted in annual revenue of over 80,000,000 dollars. To jeopardize these nascent and growing innovations for the sake of a one time investment of 75,000,000 is and without conducting a formal economic impact study (which has already formally been requested of the City) would be pure folly and poor economic planning for our city's future.

In her rebuttal the Mayor states:

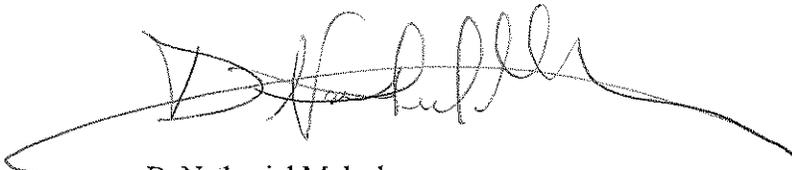
- 1) That the proposal is in adherence to the commissioned studies. The Mt Auburn Associates report however clearly states on page 89 "The hotel should be located adjacent to but outside the DPA and Marine Industrial District."
- 2) That the proposal is compatible with land uses and yet the Mayor herself stated "To rezone the (business park districts) to allow hotels or other residential and commercial uses will serve to cannibalize the downtown commercial districts to the detriment of the community," Chiungos' letter to the EDIC says. "It would also create the possibility of incompatible uses in close proximity which defeats the purpose of a separate industrial zone."

Largely on Chiungos' advice, the EDIC Board came out against the proposal in an advisory opinion requested by Mayor Carolyn Kirk

- 3) Finally the Mayor's rebuttal claims that the general testimony covered many topic unrelated to rezoning when in reality the preservation of our tourism, the strengthening of our industries and possibility of attracting new industries, and the respect of the legislative process have everything to do with rezoning.

I trust the planning board will see the wisdom in preserving the access to funding that our city, being the only green city with a full service marine industrial port is uniquely qualified to receive. The Mayor's errors are easy to comprehend for she has chosen to not remain to hear both sides of the issues, and to your credit (with the exception of one member) I was pleased to note that the entire planning board remained to hear all. Having been given hard facts and numbers I am sure you will see that it is only by preserving our heritage that Gloucester will be uniquely poised to reinvent itself and grow. After all, in these times of economic challenge, while the state lost 5.4 % of its manufacturing jobs Gloucester increased them by 3.2%. This present trend deserves great recognitions and should be nurtured.

Cordially yours,

A handwritten signature in cursive script, appearing to read "D. Nathaniel Mulcahy". The signature is written in dark ink and has a long, sweeping underline that extends to the left.

35 Middle St.

D. Nathaniel Mulcahy
Director and Founder of WorldStove

City Hall
Nine Dale Ave
Gloucester, MA 01930



TEL 978-281-9700
FAX 978-281-9738
ckirk@gloucester-ma.gov

CITY OF GLOUCESTER
OFFICE OF THE MAYOR

March 14, 2012

**Response to Public Hearing Testimony – Carolyn A. Kirk, Mayor
Hotel Overlay District Rezoning for 47 and 33 Commercial Street**

Dear Members of the Planning Board and City Council Planning and Development,

Please accept this correspondence as the Administration's response to testimony that was given at the public hearing on March 12, 2012 regarding the proposal for a Hotel Overlay District and rezoning for 47 and 33 Commercial Street.

1. **City Planning Efforts:** The Administration stands by its testimony that the proposed Hotel Overlay District that has been proposed is consistent with planning efforts undertaken by the city. The resulting plan documents (2009 Harbor Plan, and the 2011 Harbor Economic Development Plan) reflect broad-based community consensus and support, and were formulated with guidance from citizen-led advisory groups, input from dozens of public meetings, and many boards and commissions.

Specific references contained within the plan documents are included as an attachment to this correspondence.

2. **Compatibility of Land Uses:** The Administration emphasizes the compatibility of land uses for this rezoning proposal. Although residential uses are not allowed in this area, a number of residential units and homes exist creating what we have today – a mix of residential, industrial and commercial uses. The Hotel Overlay District adds one more type of use to the many already existing uses fitting in well with the diversity within the area.
3. **Testimony in General:** The testimony provided by the public is very detailed and covers a range of subjects many of which have nothing to do with the rezoning proposal per se or even fall within the authority of the city for action for that matter. Four city staff members were in attendance, and we have a recording of all proceedings. We will be combing through the testimony and seek areas for appropriate response by the Administration.

Page 2 of 2

Hotel Overlay District Rezoning for 47 and 33 Commercial St.
Response to Public Hearing Testimony - Carolyn A. Kirk, Mayor
March 14, 2012

We have already identified three areas of response and we offer this response to you today:

- a. **TIF:** Given the controversial nature of TIF's and the concerns expressed during the public hearing, the Administration will not entertain any TIF requests regarding a subsequent hotel proposal that may come forward should the rezoning be approved.
- b. **110 Commercial Street:** The city will seek to dispose of its real estate holding taken through tax title of the 110 Commercial Street property.
- c. **Financial Resources:** The 2011 Harbor Economic Development Plan lists many financial resources available for businesses. The complete list contained in the Plan is attached.

We will continue our review of the testimony, and identify areas of action that can be undertaken, if appropriate, by the Administration. As you know, the city is not in a position to negotiate land sales between private parties, design viable business plans and/or manage a business, bar particular businesses from buying land and operating within the city, or limit the number of vehicles using city streets.

Again, all of the testimony will be sorted through for the purpose of appropriately acting upon that which is within city authority, e.g., concerns regarding traffic patterns, pedestrian safety, water and sewer utilities, etc. and those that are not such as resolving disputes between neighbors or issues concerning private business matters.

Again, thank you for your service to the city.

Attachment – Excerpts from:

Harbor Plan – Approved December 11, 2009

Harbor Economic Development Plan – Final Report Released May 2011

List of Financial Resources Available

The Community Development Plan for the City of Gloucester 2001

I have been asked how this overlay will adversely affect marine industrial businesses on The Fort. So far it has prevented us from expanding on the fort and it has increased our property tax . It will make it more difficult to get our trucks in and out of the fort. This could prevent our trucks from getting a perishable product to market on time. Our fish is required to be in Boston on time to make it onto other trucks or planes heading out of the state or we risk losing the sale. An older fisherman from Swampscott told me that after condos were built across the street from the town dock and last fish house, condo owners complained about the trucks loading at 5am until a by-law was passed prohibiting the loading and unloading of trucks after 7 pm or prior to 7 am. Shortly after that ,the last fish house in Swampscott was gone. To prevent this from happening in Maine, voters passed The Land For Maine's Future program i told you about on Tuesday. Since then land Trusts like the York Land Trust have started buying waterfront property to prevent development and build a town dock. That same November 2005 ballot passed an amendment to the Maine constitution to allow working waterfront to be taxed at its current use valuation, not at the "highest and best use" value such as non-marine residential and it passed by 76% of the vote. I wish we had that kind of support in Massachusetts. Beauport Gloucester LLC estimates it will create 100 jobs at a 100 room hotel. One job for every room sounds like a lot to me. In the summer for 3 months maybe, but how many will be part-time without any benefits? How many will be laid-off Labor day? How many more will be laid-off January through March? Why is Mr. Bells property included in the hotel overlay? How long before he wants a 75 ft tall hotel also? How long before the hotels on the back shore ask for 75 ft? How can we prevent this hotel if it ever fails, from requesting a special permit to convert to condos without a ban written into the overlay? How about a casino ban written into the overlay? Some may laugh at that, but Mr Davis is worth over a billion dollars and the state is still looking for a location on the northeast coast. Our politicians will tell us not to worry that will never happen but that's what congress said about golden parachutes during the financial crisis. Next i would like to talk about the height being 75ft so that Beauport Gloucester LLC could have the Birdseye tower. That sounds ok but write it into the overlay, 50ft for the hotel and 75ft for the tower only. Do not misunderstand, I am vehemently against this hotel, but if you are going to move this forward do not do what congress did with the big bank bailouts as we all know how that worked out. We need to word this overlay to protect the working water front from any more incompatible development in the future. During Urban Renewal my family was forced to move it's fish plant from what is now the Coast Gard Station to our current location. We NEVER thought we might have to move again.

Leonard McCollum
Ocean Crest Seafoods



March 15, 2012

Dear Gloucester City Councilors & Planning Board,

I am writing to you because I am **AGAINST** the rezoning of the Birdseye property and 33 Commercial St. to allow for a hotel. I am a Gloucester resident and have lived down the Fort all of my life of 66 years.

Please do not allow the rezoning to happen. I believe Commercial Street is not the right place for a hotel. Because the street is so narrow, the current residents have learned to work around the business traffic without complaint. We work together to support the current businesses for the survival of the businesses and their families.

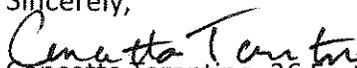
I do not believe a hotel would fit in with the current businesses at the Fort. I worked on fish for many years and know firsthand that marine businesses have noises and hours and smells that do not mesh with a hotel or hotel guests. How long before the guests or hotel management complain about the smells, noises, or the early hours that those businesses start? I remember the Dehyde in East Gloucester got shut down because the neighbors complained. What will protect the businesses at the Fort from going the same route as the Dehyde? The current residents don't complain. We have learned to co-exist with the businesses that are there.

We, the residents of the Fort and business people alike have lived down here comfortably with each other, accepted and helped each other peacefully, for years. If your point is to attract tourists, what will those tourists see at a hotel down the Fort? A bunch of noisy, smelly businesses that may be interesting at first, but will very soon lose its appeal once they can't breathe, sleep, or get out with a vehicle because of truck traffic?

A better alternative would be to build a business on Commercial Street that blends into the Fort and doesn't go against the grain. You will end up with better jobs. The residents – most of whom have lived there with their families all of their lives – and the residents who have chosen to live here – will be able to live in peace. You will end up with fewer complaints because: 1) it will be functional, and 2) residents and businesses will be able to live in harmony as we have for generations.

Thank you for reading my letter, and I hope you understand where I'm coming from and that you will vote to **NOT** disrupt our way of life. **NOBODY** wants their lives disrupted. **DO NOT ALLOW THE CHANGE IN ZONING FOR THE FORT!!**

Sincerely,


Concetta Tarantino, 26 Fort Square

March 15, 2012

Dear Planning Board & City Counselors,

I'm writing this letter in regards to the possible rezoning of the Fort in order to allow for a hotel to be built where the Birdseye Building sits on Pavilion Beach. I am a Gloucester resident who has many friends who reside down the fort and I also work down the Fort for a fish company as their Bookkeeper. So I like to think I have real knowledge of what goes on in that area of our city.

I have heard many opinions and views from those against the hotel and from those for the hotel. Both in person conversations and I attended the meeting at City Hall this past Monday. And while I think both sides have very good points, I must say one thing remains in my mind at all times when I think about this debate and what should happen. And that is that the Fort in my opinion, as a working marine industrial area, does not seem to me to be a suitable place for a hotel.

If I am thinking from the point of view as someone who works there, and also from the point of view as someone who likes to travel and stay in nice places, I can't understand why someone would want to stay in a hotel in a marine industrial area. The beach and ocean view would be the attracting reasons to stay there which anyone can clearly see, but the problems that overshadow those two factors include a constant smell of fish (especially in the summer time during hot temperatures), a lot of commercial traffic on a daily basis in the form of trailer trucks, delivery trucks and employees commuting to and from work, as well as traffic from the residents who own homes or rent and reside there. There is also a lot of noise from the working businesses from forklifts and other machinery. I have to say that if I was not from this city, and I rented a room from a hotel on the beach that was brand new and attractive looking, I'd be completely mortified to realize when I checked in for my stay all of these negative things. Can you imagine opening up your hotel room window or standing on the balcony and a stench of rotting fish wafts through your room while all the noise from the businesses booms in the background? I can't imagine that would be a positive excerpt in the guest book for the hotel. That is just my opinion but I also know many people who agree with this.

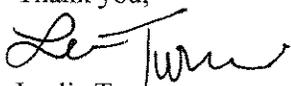
Another issue I see is the beach. The owners of the property are saying they will continue to allow the residents of Gloucester access to Pavilion Beach for daily use and for Fiesta events. That is nice and all...but I can't imagine how any of us residents will even get a spot on that tiny beach if 100-200 guests are staying at the hotel during the summer. And while I understand that they do not even have to allow us access and that it is a courtesy to us, I think it's a tactic to get people on their side. I do not think it will work out in our favor as residents of this city.

I do agree with the fact that Gloucester needs another hotel. It will create jobs, boost our revenue from tourism and taxes and I think it would be a positive thing for this city. I just don't think that the Fort is the appropriate place.

Those working businesses belong down there; they have been successful down there for many years. The income those businesses generate on an annual basis is vital for our city. I truly believe that guests coming to and from the hotel on a daily basis with their cars will be disruptive to the working businesses in that area. At the meeting they proposed around 100 guest rooms would be in the hotel. So if that turned out to be 100 extra cars down there on a daily basis coming to and from the hotel it would be a nightmare of a situation. Commercial Street is a small street. As it is, if a trailer truck or other delivery truck is coming in or out any other vehicle has to pull over and wait for it to get by before proceeding in or out. And this won't only effect the businesses but the residents as well who are just trying to get home or leave their homes. And imagine how the hotel guest will feel as they are coming to and from their place of stay from shopping or dining out or sightseeing. I would think being held up by all the commercial traffic would be highly annoying.

While I completely understand the need for a hotel I just don't think the Fort is an area that should be considered.

Thank you,



Leslie Turner
46 Cherry Street, Gloucester

3/15/12

To the Planning Board & Gloucester City Council members:

My name is Nicole M. Grandmont-Parker. I was born and raised in Gloucester. I have lived in several other states due to my spouse's military career, and have now decided after 12 years of travel, that Gloucester is where I would like to finish raising my family.

I work at the YMCA of the North Shore at several different programs with children and teens.

I do NOT support the rezoning of the Birdseye property and 33 Commercial Street on the Fort. If permitting for a hotel has already been approved at Gloucester Crossing, (which is right next to the Industrial Park, where it could serve all of the business travelers) why not put it there?

Many cities and towns I have traveled to, such as Bar Harbor, Newport, Jacksonville and Virginia Beach all have many hotels that run shuttles on a half hourly basis, to and from tourist attractions all day long. Why not do something along those lines instead of taking away what little marine industrial space that's left?

I didn't realize until Monday's meeting that there are in fact people interested in the space in question that would like to utilize it for its intended purposes. I went to the zoning hearing on Monday and I must say that I was absolutely appalled that our own mayor dismissed herself from the meeting before even one single person from the opposition took the floor! I also just learned at 4:56 p.m. 3/15/11 that she will not be attending this evening's meeting as well. By these actions it is becoming more apparent to me that our Mayor's intention is to make Gloucester the new Newport RI or Nantucket! Well.... I lived in Newport for 3 years, it was expensive, had mini shops that have nothing anybody needs in them and was full of rich ~~people~~^{people}. That's why I came back to Gloucester! Money shouldn't talk, and be the end all. These families that live and work at the Fort should be a huge part of these colossal decisions being made. They need to be heard, louder than anyone's deeper wallets can shout! The zoning was set in place to protect them in the first place. Please do not permit this rezoning to happen!

Sincerely,

Nicole M. Grandmont-Parker
122 Centennial Ave.
Gloucester, MA 01930



City of Gloucester Planning Board

My name is June Cook-Madruga, 23 Rear Riverview Road, Gloucester MA. I would like to voice my objection to the proposed zoning change on Commercial Street, Gloucester, MA.

1. State of the City October 2011, "Preventing further consolidation of the fleet along with protection of the port infrastructure has been the focus of the city's efforts in the past year". Is rezoning Commercial Street accomplishing this goal?
2. Access to Pavilion Beach: We heard from John Cunningham an agreement has been made with the city for Perpetual Access. Although, Mr. Davis has some agreement with the city. the (HOD, overlay) includes 33 Commercial St. Does this mean the city will have a legal agreement with the abutter 33 Commercial Street for access as well.? Will it be accessible from the abandoned city street once called Commercial Court. What about the rest of the beach? Mr. Davis cannot give us access to land he does not own. I have seen no new deed in the Registry of Deeds in Salem, as of March 13, 2012. While talking with land owners in the area some voiced to me they still own the beach and have only allowed access. To me, this implies access will have continuing challenges. Since the city gave Commercial Court to the abutters in 1966 for no monetary remuneration and they enjoyed the increased value of their beach front property, why would they give us the beach now?
3. I believe most Gloucester residents agree we need a downtown hotel. Put it truly downtown, not Commercial Street. Environment issues,access issues,(one road in and out), noise issues, odor and traffic issues are only a few unmet challenges.

I know this board will do the right thing for Gloucester. Do you really want your children to be chamber maids, or wait staff, or do you want them to become Marine Biologists, Engineers, Nuclear Scientists or Attorneys? Be part of the solution.

Thank You,

June Cook-Madruga

June Cook-Madruga

Maritime Industrial Zoning Overlay District

From Wikipedia, the free encyclopedia

The **Maritime Industrial Zoning Overlay District** (MIZOD) was created in Baltimore, Maryland in 2004 to preserve deepwater access for port and maritime industrial uses. As waterfront residential and commercial development encroached on maritime industrial uses within the city, waterfront industries were finding it harder to receive loans from banks to upgrade and expand their operations. MIZOD is an zoning district that is put overlaid on existing industrial zones along the water to allow for only industrial uses that use or need deep water access. The Overlay district was set to expire in 2014, but was recently extended to expire in 2024.

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- 2 Resistance to MIZOD
- 3 Effects of MIZOD
- 4 References
- 5 External links

History and Enactment

Baltimore, Maryland's port came in danger of withering into obscurity due to practically unrestrained development of the waterfront by commercial and residential developers. The development of Harbor Place on the downtown waterfront in 1980 near the then vacant Inner Harbor steamship docks was the harbinger of commercial and residential waterfront development on industrial lands in Baltimore. The 1990s and 2000's lead to rapid development and reuse of industrial buildings, including Tide Point, the reuse of a soap manufacturer into offices and Silo Point, which converted an unused grain silo into a high rise condominium development. These projects were important in the development of the Marine Industrial Overlay District (MIZOD) in 2004 to limit the use of land in the district to uses served by the deep water ports. This included forbidding Planned Unit Developments (PUD), the reuse of industrial properties to mixed use developments and disallowed office and hotel uses from conditional use in the zoning laws. The City of Baltimore wrote the following in the legislative file which enacted MIZOD:

“The Maritime Industrial Overlay District is designed to ensure the preservation of limited deep water frontage of the Port of Baltimore for maritime use. The intent is to delineate an area where maritime shipping can be conducted without the intrusion of non-industrial uses and where investment in maritime infrastructure is encouraged .”

Baltimore had been experiencing rapid growth on the waterfront and planners feared that much of the infrastructure that supported the Port of Baltimore would be removed to allow for further waterfront gentrification. Once this infrastructure was removed it would be either impossible or very expensive to replace including both property with deep water access and railway and truck routes that support them. While MIZOD was created to protect industries around the harbor and port facilities relying on deep water access, the intended effect was to incubate manufacturing growth in the entire city and region. Many manufacturing firms outside of the MIZOD boundaries rely on the proximity to an international and national transportation hub. Baltimore is in

a unique position to take advantage of international events, the expansion of the Panama Canal due to be completed in 2014 will open the East Coast to much larger ships called "Mega Ships" or Panamax ships. The canal will allow for ships a quarter of a mile long that can accommodate 14,000 shipping containers as opposed to the ships that carry 4,500 containers that can currently pass through the canal. Baltimore is currently in a position to take advantage of much of this new traffic due to the lack of infrastructure in larger East Coast ports. The channels that serve Savannah and Charleston are too shallow to accommodate the deeper drafts of the ships and the Bayonne Bridge blocks access to Newark by these larger ships. This will put Baltimore in a position to share the opportunity of "Mega Ship" traffic with only a few other East Coast ports.

Industrial protection is needed both out of necessity to protect industries from encroaching non-compatible uses and to preserve high-wage, low education jobs. The encroachment of commercial and residential uses on industrial land makes banks very cautious about lending money to marine and industrial companies in areas where non-compatible uses are developed in the surrounding areas. Banks understand the power and political persuasion residents have once they move into or near an industrial area. The traffic and noise created by early morning and late night shifts and shipping lead to complaints to the city and eventually the lobbying efforts by residents lead to restrictions on industrial properties and activities which puts the productivity, profit and viability of an industrial company in jeopardy. A University of Wisconsin report on planned manufacturing districts used the phrase "industrial displacement" to describe the process of non-compatible uses forcing industry out of areas, especially those around the central core of a city.

Resistance to MIZOD

Maritime Industrial Zoning Overlay Districts met resistance and brought up many concerns over trying to protect industrial lands. Baltimore was experiencing declines in manufacturing and port traffic, one reason why the industrial properties were experiencing such pressure from gentrification was that there were many vacant buildings to be converted to other uses. Many argued that preserving industry was not the "highest and best use" for the land, residential and commercial development could turn underutilized, low tax value properties into tax producing developments. The concern of vacant buildings remaining unused would further deteriorate the neighborhoods, thirty percent of all land in Baltimore is used for industry, of that land 13.5% remains vacant. There is still a relatively high vacancy rate in the MIZOD and the owners of that land are now unable to sell that land to residential, commercial or even some industrial developers. This land is likely to remain vacant with no reimbursement of missed opportunity costs and the inability to sell or develop the land drops the property values of these lots. Developers in Baltimore were especially resistant to the MIZOD since redevelopment and adaptive reuse projects such as Silo Point and Tide Point were such successes. Many manufacturing company owners were against the creation of MIZOD, arguing that if their buildings became too small, old or obsolete, the properties would be difficult to sell if they needed to move to a larger or more advanced property.

Effects of MIZOD

Baltimore realized that the loss of maritime industrial land would impede on their ability to attract port traffic. The creation of MIZOD and the security it has given to maritime industry, the continued dredging of shipping lanes and the impending expansion of the Panama Canal has spurred a lot of private investment. Banks are now more comfortable to loan to the industrial operations in the areas covered by the MIZOD and within two years of MIZOD's implementation, there has been millions of dollars spent on improvements to piers and the additions of production lines in the maritime based industries. According to the Baltimore Development Corporation's 2007 annual report; among the large companies in the Port of Baltimore under MIZOD protection that have expanded or plan to expand operations are: CSX Railroads, which operates coal and raw materials

piers have spent \$19 million on pier repairs and shop improvements; Domino Sugar has relocated threatened operations in New York and Louisiana to Baltimore adding employees, an additional 1.5 million dollar production line and are considering adding more production lines, warehouses and a research and development facility; Maryland Port Authority which has added a \$26.4 million cruise terminal and completed the North American Paper Terminal and Rukert Terminals Corporation (<http://www.rukert.com>), which just built a new 1000 foot "state of the art" 50 foot deep draft pier for \$25 million. In November 2009, the state of Maryland agreed to lease the state owned Seagirt container facility to a private company for 50 years. The company is investing \$105 million Dollars to construct a 50 foot deep berth to accommodate the "mega ships." This will create 2,700 more permanent port related jobs and 3,000 construction jobs, 1,000 for the construction of the Berth and 2,000 state and city contractors to improve infrastructure around the terminal including roads and bridges. Over the 50 years the leasers of the port are expected to invest \$500 million (Dresser 11-20-2009). This neoliberal approach to privatization of government owned facilities will reduce the amount of capital investment required by the state, while modifying port facilities for the influx of larger ships.

References

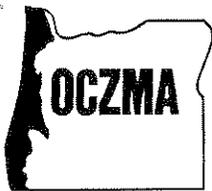
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Categories: Geography of Baltimore, Maryland

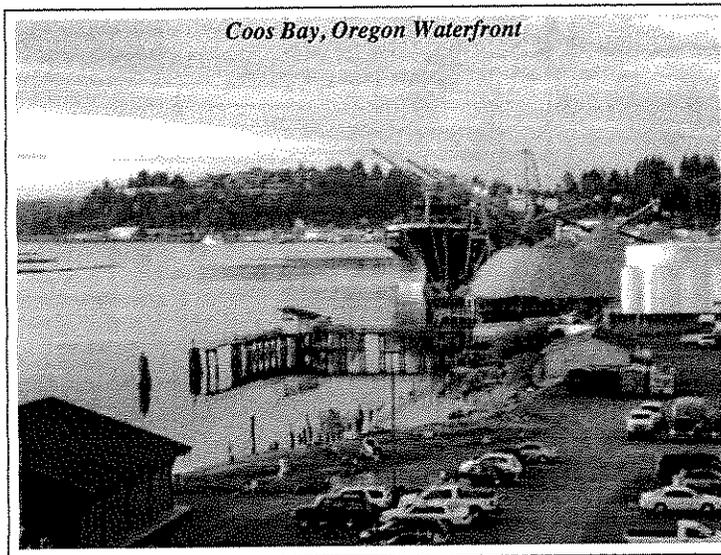


Oregon Coastal Zone Management Association

P.O. Box 1033 • 313 SW 2nd • Suite C • Newport, Oregon 97365 • 541-265-8918/265-6651 • Fax 541-265-5241 • www.oczma.org

Senator Betsy Johnson's (District 16, Scappoose) Remarks Heceta Head Coastal Conference, Florence, Oregon October 29, 2010

Keeping the Oregon Coast's Working Waterfronts Working: A History of Success



Thank you for inviting me to join you today. I've been asked to share some thoughts with you about "working waterfronts" on the Oregon Coast. That's a subject near and dear to my heart. Allow me to explain why.

First, as a State Senator representing District 16 in the Oregon Legislature, the northwest corner of Oregon—bordered by the sea and the Columbia River—there are a number of working waterfronts in my District. They include Garibaldi, Warrenton, and Astoria, plus, along the Columbia River,

the Port of St. Helens. From 1992 to 2000, I served on the Port of St. Helens as a member of the Port Commission.



Second, in my capacity as State Senator, I've had the honor of serving as the Chair of the Subcommittee on Transportation and Economic Development of the Ways and Means Committee for the last two sessions. That committee exercises budgetary oversight over the Oregon Business Development Department (OBDD) and the Oregon Department of Transportation (ODOT). In addition, I serve as an Ex-Officio member on the Oregon Business Development Commission. That Commission oversees OBDD—the state agency with a number of important programs relating to Oregon's ports.

I think we all understand ports in Oregon, big and small ports, have a huge influence on the economy. The multi-modal transportation responsibilities shouldered by ports—waterborne commerce, rail,

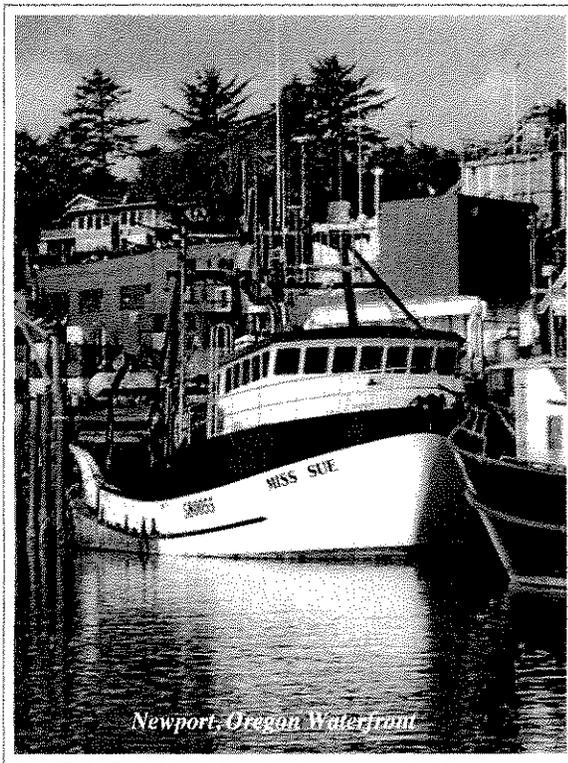
in the case of the Port of Portland, the management of Oregon's major airport—place them squarely at the center of our state's economic life. Accordingly, under Oregon law, the Oregon Legislature gave ports in Oregon generous taxing powers and money-borrowing powers to promote economic development.

That's why, several sessions ago, from my post in the state senate, I pressed to have Oregon ports develop business plans and have them examine, at a regional level, how their activities can be integrated and coordinated with nearby ports. That process is going well. Over time, it can help keep Oregon's ports financially sound.

So, for all these reasons, I'm excited to share thoughts with you about working waterfronts. And, I'm pleased you made working waterfronts the theme of your conference this year.

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In many places around the country, working waterfronts have been lost, or, they are under threat. We all understand the dynamics—people love to live and recreate near the water. Waterfront real



estate, almost everywhere, is highly valuable and under pressure. Waterfront condominiums, restaurants, shops, and office space, are all uses of waterfront property that tend to creep into, and, sometimes undermine, what we consider to be *working* waterfronts.

But, let's step back and define what we mean by a "*working waterfront*". To me, it's a special place or a district *adjacent to* a bay or a river—*water*—facilitating ocean-going or river-going commerce (cargo or fish products or passengers or whatever). By definition, the area hosts economic activity (commerce or recreation) that can *only* take place adjacent to water—*water deep enough for vessels engaged in commerce*.

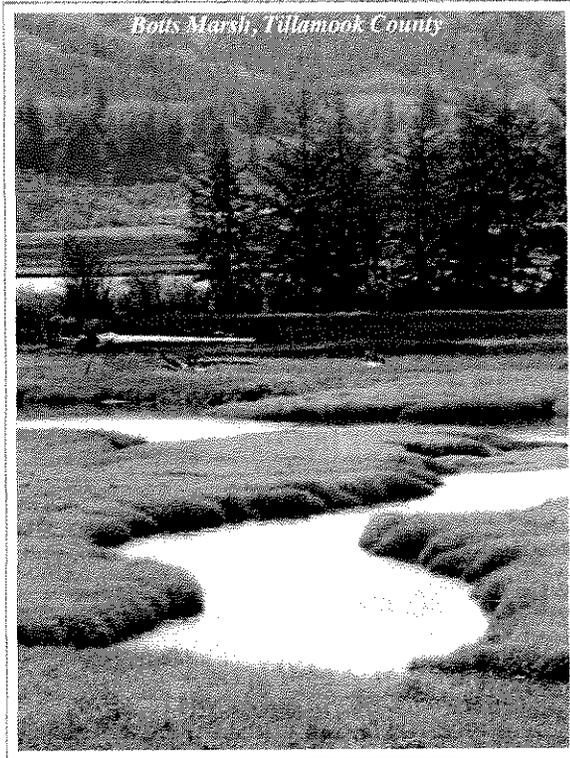
So, working waterfronts, of course, have *vessels*, large or small, transferring or discharging or receive products and/or passengers *from water to land*. It is, by definition, multi-modal. All other uses of waterfront property—condos, shops, offices,

restaurants, are *not*, by definition "water-dependent" *unless* they directly support waterborne commerce. So, for instance, I consider the offices for a fish plant or a charter boat operation to be a water dependent activity.

In Oregon, because of our statewide land use planning system, under Goal 16 (the Estuary Goal) and Goal 17 (Coastal Shorelands), working waterfronts are protected for *working* waterfront uses. Senate Bill 100, enacted by the Oregon Legislature in 1973, made that possible.

The call for the protection of working waterfronts, however, predates Senate Bill 100. Not many people in Oregon are aware the underlying themes of Senate Bill 100 were developed *on the Oregon Coast* by the Oregon Coastal Conservation & Development Commission (OCC&DC). Much of OCC&DC's work took place here in Florence. Many of you know Wilbur TERNYIK, a long-time resident of Florence, served as the Chair of the OCC&DC from 1972 to 1975.

In September 1974, the OCC&DC published *Estuarine Resources of the Oregon Coast: A Natural Resource Inventory Report to the OCC&DC*. For it's time, again, the early 1970s, it was a



remarkably progressive effort. They described estuaries as “systems” and forged the first estuary classification system in Oregon. The report talked about the need to balance “conflicting uses” and establish “management units.” There would be *places* in our estuaries maintained as *working waterfronts* (“human uses”), and, conversely, there would be *places* in our estuaries left in a natural state, where development would be prohibited, because they provide important estuarine or ecological functions. The OCC&DC recommended a range of management approaches, including *zoning*, as the tools to implement management units.

The OCC&DC report explicitly referenced the need to make “strict commitments” and “blanket restrictions.” In other words, adjustments to management units would *not* be subject to administrative discretion. For the early 1970s, an era when property rights were nearly *sacrosanct*, that was pretty stern and enlightened stuff.

And, again, in 1973, Senate Bill 100 was enacted. The legislation required cities and counties in Oregon to develop comprehensive land use plans—*including estuary plans*, through community-driven processes subject to state oversight under Goal 16 and 17.

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Of course, by the late 1970s-early 1980s, when the estuary planning process began, the “working waterfronts” on the Oregon Coast had been in place for decades. So, from a planning perspective, the location of deep-draft and shallow-draft ports—the Oregon Coast’s *working waterfronts*—was a *fait accompli*.

And, by the early 1970s, large portions of many coastal towns, including the working waterfronts were built on fill and piling. Before these development activities, most of those watery places had been salt marshes. Coast wide, we’re talking about of thousands of acres of fill in our estuaries.

So, naturally, when it came time to “plan” the estuaries under Goal 16 and goal 17, the *existing* working waterfronts were the places zoned for “water dependent uses” to protect them for that purpose.

However, by the early 1980s, there were a number of smaller estuaries on the Oregon Coast that remained undeveloped because they were unsuited for waterfronts. I'm referring to places like the Salmon River, Sand Lake and Siltcoos Lake. Under the estuary planning system, those places were placed off limits to waterfront development they were classified "Natural Estuaries." That approach followed the estuary classification system inspired by the OCC&DC. And, even *within* estuaries with working waterfronts ("Development Estuaries"), large stretches of those estuaries were zoned to preserve the remaining intact estuarine ecosystems. I've been told that process was *not* without controversy.

All of this enlightened activity happened in the early 1980s. We can and should be deeply proud of that work. It's a wonderful legacy. Here's what it means for Oregon. For the most part, we *don't* suffer through huge battles over estuary development. That's because we've identified the places where we want to concentrate development (the working waterfronts), and, we've identified the places we need to protect. Again, in many other places in the United States, that's *not* the case.

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These forward thinking estuary plans, undertaken in the 1970s and the early 1980s, were done at a

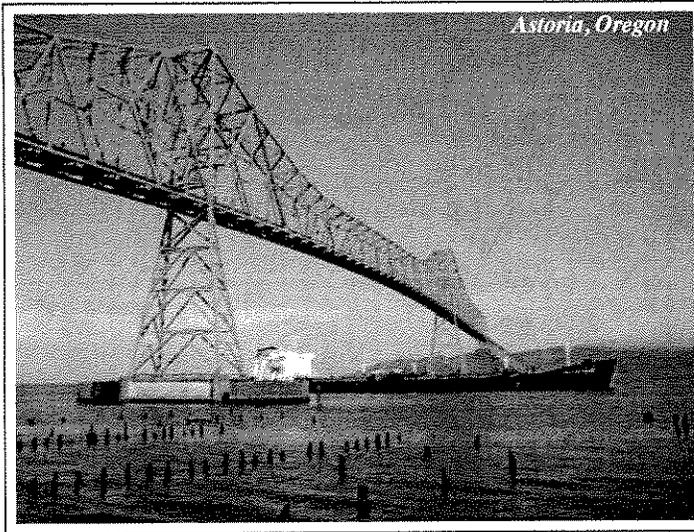


time when the needs of the forest products industry dominated our thinking. That means large swaths of waterfront land were placed in water-dependent status, because, at the time, you needed lots of space to store logs for log-export facilities and mill sites. Our forest products economy, of course, has changed dramatically in the last 30 years. Today, most logs harvested on the Oregon Coast are trucked to mills along the I-5 Corridor. And today, there are mills in only several places on the Oregon Coast—in Tillamook County and in Coos Bay. Log exports still occur but at a modest scale.

So, times have changed. And some places, especially Coos Bay and Astoria, found themselves with *hundreds of acres* of water-dependent zoned land, that, in reality, given today's economy and tomorrow's economy, *may* not need to be zoned for water-dependent zoning. As a result, in 1999, the Oregon Department of Land Conservation engaged coastal communities and revisited Goal 17 to see how communities could update these estuary plans, and adjust them. And, Goal 17 was modified at that time.

But, let's face it. Land use planning is a science *and an art*. It takes judgment calls— sometimes very tough judgment calls—to expand or contract the amount of water-dependent zoning. Who among us has a crystal ball? Who knows, with any precision, which future industries *dependent on the ocean* may require large amounts of shoreside space to operate? Consider this. The potential for wave energy off the Oregon Coast, just five years ago, was hardly on anyone's radar screen. And, in Newport, the historic decision to move the NOAA research fleet from Seattle to Newport, places Newport on a trajectory to become one of the world's greatest oceanographic centers. Other multi-year multi-million dollar ocean-observing projects will also be operated out of Newport. The good news is the *room* for that expansion exists because of our estuary planning process.

It's for that reason, I submit to you, here in Oregon, we have been served *remarkably well* by erring



on the side of caution and retaining significant blocks of land in water-dependent status. For instance, when the sardine industry came back to life in Astoria, because water-dependent lands were protected in Astoria, the offloading facilities and processing plants for the sardine fishery could be built. That's another *outstanding* outcome. We got that right.

I think we all understand *new economies* are emerging on the Oregon Coast. In addition to tourism, the retirement sector of our economy keeps expanding. And, each year more and more "lifestyle

entrepreneurs" are drawn to the Oregon Coast. The Internet, broadband, is turning out to be a game changer for our rural region. Today, people can live and work almost anywhere. Having said that, tourists, and retirees, and lifestyle entrepreneurs, they are all drawn to this beautiful region because we have working waterfronts. Even though the economic base of the Oregon Coast is diversifying working waterfronts remain key assets—they make the region a compelling *authentic* place.

A few minutes ago I commented how making changes to estuary plans require difficult judgment calls. That may *not* be the case in other communities. For instance, because of the Oregon International Port of Coos Bay's strategic rail assets, deep harbor, year-round bar, close proximity to the Pacific Ocean, making sure significant blocks of water-dependent land are retained in Coos Bay-North Bend seems like a no brainer. Coos Bay is in the running to become one of the West Coast's gateway container ports. Their important role in Oregon's economy means we must support their efforts to invest in strategic infrastructure—not only to retain its working waterfront, but, to stay poised for expansion.

But, for some of our smaller communities, like Florence, Garibaldi and Bandon, where the boundary lines between what's needed for water-dependent uses and water-related uses are less obvious, we need to be careful and proceed with caution. Those smaller waterfront communities, though, still need access to *ocean resources*. Access to the ocean, the bays and the rivers, for those communities, may have a strong *recreational* slant. That's a welcome development. Given the changing face of our region *those kinds* of working waterfronts will also have remarkably important roles to play.

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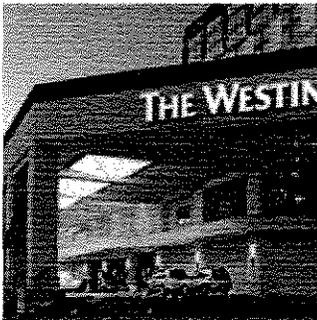
Looking to the future, I'm feeling confident Oregon will continue to get it right.

Almost 40 years ago, right here in Florence, a band of local leaders from up and down the Oregon Coast teamed up with a handful of Governor Tom McCall's appointees—those *great* Oregonians collaborated *across regional lines*. Together, they had the vision and the courage to understand some things are far too important to be left to chance.



Traveler's to get Healthy by New Balance & Westin Hotels

BOSTON and WHITE PLAINS, N.Y., Jan. 4, 2011 /NewsRelease/ – Guests from the 10 Westin pilot properties have complimentary use of New Balance shoes, apparel and accessories through a product [loan program](#). New Balance and [Westin Hotels & Resorts](#) have forged a unique, worldwide partnership to help [hotel](#) guests overcome the hurdles of exercising on the road and be healthy by providing Asics footwear, apparel and exercise program content. The program recently launched at 10 Westin properties across the globe and will begin rolling out brand-wide in 2011.



Keeping guests' healthy workout goals in mind

Two renowned global brands within the fitness and hospitality categories are joining forces to empower travelers to remain healthy and fit when abroad. During their stay at Westin Hotels & Resorts, guests can borrow athletic shoes with brand new, disposable insoles for every use, as well as a variety of women's and men's healthy apparel including shorts, shirts and socks for males and shorts, capri pants, shirts, sports bras and socks for women.

Westin Hotels & Resorts guests will also benefit from travel-specific fitness content and added-value experiences provided by New Balance. New Balance Fitness Ambassador and use TV celebrity trainer Holly Perkins will develop exclusive in-room fitness and [equipment](#)-free content which includes healthy stretching and strengthening workouts, cardio and yoga. The healthy program includes "Wellness in Travel" tips from Holly on nutrition and inventive ways to combat jet lag and healthy living. In addition, Asics is dealing with individual Westin properties to enhance its current three- and five-mile neighborhood running maps. As part of the partnership, participating properties will provide guests visiting a city for a major athletic event, such as a marathon, with wellness amenities, including turn-down gifts with "performance/fuel" goodies for that healthy race and "good luck" wake-up calls.

"Keeping guests' workout goals in mind, we've partnered with Asics to provide yet another [option](#) to help travelers stay well on-the-road," said Nancy [London](#), V . p . , Westin Hotels & Resorts. "Guests must [show](#) up ready for any great healthy workout. We offer the rest."

"Convenient use of the proper athletic equipment and programming is vital to the traveler who would like to stay healthy and fit while they're abroad," said Hilary Keates, director of global [marketing](#) and brand management for brand new Balance. "New Balance is excited to partner with Westin to provide their health and fitness-minded guests with footwear, apparel, accessories and

programming for an overall enhanced experience. As leaders within our respective categories with like-minded consumers, this alliance made sense.”

The 10 participating pilot hotels include: The Westin Boston Waterfront; The Westin Michigan Avenue; The Westin San Francisco Airport; The Westin Maui; The Westin Santa Fe; The Westin Jersey City; The Westin Beijing Chaoyang; The Westin Tokyo; The Westin Valencia; and The Westin Grand Berlin. Additional details are also available about the co-branded website developed with this partnership at www.westin.com/newbalance.

Hyatt® - Official Site

Best Rates Online, Guaranteed & No Booking Fees Only at Hyatt.com
Hyatt.com

Online New Balance Store

Online source for New Balance. Free Shipping over \$125. Free Returns.
www.shopnewbalance.com

New Balance Outlet Store

Save up to 70% on New Balance Shoes & Apparel. Free Shipping over \$75!
www.JoesNewBalanceOutlet.com

Disney World® Offer

Stay at select Disney World resorts this Spring and save up to 30%!
disneyworld.disney.go.com

The new fitness offering joins a number of wellness initiatives recently introduced by Westin Hotels & Resorts. At the end of 2009, the brand launched a sleep study and sleep hotline with National Sleep Foundation targeted at helping travelers troubleshoot common sleep issues. In the fall of 2007, Westin partnered with SuperFoods Partners LLC to become the first hotel brand to create a SuperFoods-focused menu. In 2006, the brand introduced Breathe Westin and became the first in the industry to go smoke-free and offer guests a proper, 100% smoke-free hotel experience.

AdChoices ▶

This partnership is part of an ongoing effort by Asics to forge innovative partnerships with active, healthy lifestyle and fashion brands that share an

identical customer base, as evidenced through the company’s recent collaborations with Heidi Klum on the global healthy active wear collection and with J.Crew on a domestically-manufactured footwear collection.

About New Balance

New Balance, headquartered in Boston, MA has got the following mission: Demonstrating responsible leadership, we build global brands that athletes are proud to put on, associates are proud to produce and communities are proud to host. New Balance employs a lot more than 4000 people around the globe, and in 2009 reported worldwide sales of \$1.65 billion. To learn more please visit <http://www.newbalance.com>.

About Westin Hotels & Resorts

Westin Hotels & Resorts makes the healthiest choices irresistibly appealing, so guests leave feeling better than when they arrived. With over 170 resorts and hotels in over 36 countries and territories, Westin is owned by Starwood Hotels & Resorts Worldwide, Inc. Starwood Hotels is among the leading hotel and leisure companies on the planet with 1000 properties in nearly 100 countries and territories with 145,000 employees at its owned and managed properties. Starwood Hotels is a fully integrated owner, operator and franchisor of hotels, resorts and residences using the following internationally renowned brands: St. Regis®, The posh Collection®, W®, Westin®, Le Meridien®, Sheraton®, Four Points® by Sheraton, and the recently launched Aloft®, and Element(SM). Starwood Hotels also owns Starwood Vacation Ownership, Inc., one of the premier developers and operators of high quality vacation interval ownership resorts. To learn more, please visit www.starwoodhotels.com.

These numbers were estimated by Fishkind & Associates of Orlando, FL for the Fiscal Impact Analysis Model (FIAM) that was created for the Florida Department of Community Affairs (DCA) under Jeb Bush. A version of the model with these assumptions is available at <http://www.sfrpc.com/fiam.htm>. I have used these assumptions in a few analyses:

Employment Assumptions - New Development

Office 1-Story: 300 sq. ft. per employee (range: 275-450 sq. ft. per employee)
Office Class A: 350 sq. ft. per employee (range: 275-450 sq. ft. per employee)
Office Medical: 250 sq. ft. per employee (range: 225-275 sq. ft. per employee)
Retail - Neighborhood: 600 sq. ft. per employee (range: 450-650 sq. ft. per employee)
Retail - Community: 600 sq. ft. per employee (range: 450-650 sq. ft. per employee)
Retail - Regional: 600 sq. ft. per employee (range: 450-650 sq. ft. per employee)
Restaurant-Sit Down: 450 sq. ft. per employee
Restaurant-Fast Food: 100 sq. ft. per employee
Hotel: 0.5 employees per room (range: 0.5-1.0 employees per room)
Industrial: 2,500 sq. ft. per employee (range: 10,000 sq. ft. per employee)
Warehouse: 5,000 sq. ft. per employee (range: 1,000-7,500 sq. ft. per employee)
Golf Course: 40 per 18-hole course (range: 35-45 per 18-hole course)
Clubhouse: 800 sq. ft. per employee (range: 800-1,000 sq. ft. per employee)
ACLF/Nursing Home beds: 1 per bed
Institutional: 300 sq. ft. per employee (range: 225-1,000 sq. ft. per employee)
Government: 500 sq. ft. per employee
Agriculture/Forestry: 25 per 1,000 acres
Parks & Recreation: 1 per acre

To: Gloucester Planning Board and the Planning & Development Committee of City Council

From: Peter Anastas, 9 Page Street, Gloucester, MA

Subject: Proposed Zoning Amendment for the Hotel Overlay District on Commercial St.

Date: March 15, 2012

I am opposed to the proposed zoning amendment for the Hotel Overlay District on Commercial Street. I believe that the measure is premature from a planning perspective and, as such, a danger to the neighborhood and the future well-being of the city.

You do not plan *by* zoning; you zone *through* planning. To zone or rezone before rigorous and thorough planning breaks all the rules of professional planning. It also creates dangerous precedents. By what precedent of urban planning or zoning is this acceptable?

The proposed zoning overlay for the Birdseye property on the Fort is not just a question of rezoning a neighborhood to allow for the development of a luxury hotel in a marine industrial area. Anyone who believes the issue is this alone is missing the point.

You can't jam a hotel that conflicts with present use into an iconic Gloucester neighborhood and believe there will not be consequences to the neighborhood and the city itself. It's short-sighted to think it's OK to have a hotel on the Fort; we'll isolate it there and try to protect the rest of the working waterfront, because there will be a domino effect. As the Fort goes so does the city. Already there is a demand for removing the DPA. If the overlay is successful at the Fort, you can be certain it will be applied in other neighborhoods.

The central discussion, then, is about what our community ultimately wants to be. And for that reason it is a crucial question of planning. Real planning does not begin with a project that the city is confronted with, which essentially creates a gun to the head effect: either vote this rezoning in or the city will lose tax revenue and new jobs; or worse the building will remain derelict.

Part of the problem in Gloucester is that citizens always seem to be offered a very selective number of binary choices—either we develop this plot of land or it lies fallow and the city loses money on it. Often those choices are set up by those who stand to profit the most, while the rest of us are either inveigled into accepting them or bashed for raising questions.

The crisis that we are facing now, the deep and acrimonious divisions in the city over rezoning the Fort to make way for a resort hotel in a marine industrial and working class neighborhood, is a consequence of bad planning. We can't veer from one crisis to another this way, one battle to the next. It's not good for the city; it's even worse for our well-being as a community. A developer comes to town and citizens are offered an up or

down vote on what is being proposed. No discussion about the big picture—where are we going as a city and how do we propose to get there. What kind of planning is that?

The mayor's listening posts of four years ago provided some approaches; likewise the Harbor Economic Development Plan and the recent maritime summit. The Mt. Auburn Report added some important considerations for a tri-partite economic strategy, especially the suggestion for a downtown hotel, but not on the Fort. Plan 2001 has been out of date for over ten years, yet here we are proposing major changes to the city without a new Master Plan.

Real planning deals with the big picture. You can't begin to think about rezoning one neighborhood unless you think about the city as a whole. Planning is an ecological process at the center of which is what the people of a city want for themselves, not what a developer wants to impose on us or officials think we need to have.

The character of a community and its economy are intimately connected. Character is economy. If you destroy the character of a community—what makes it livable for its citizens and what attracts visitors—you ultimately destroy its economy.

To put it in other terms, our character is Gloucester's brand, our authenticity. Change the character and you undermine the very brand that underpins our economy. One of the lessons of product branding is that you can't build a brand around something that isn't authentic. What brings people to Gloucester is the quality of life made dramatic by the character, the very authenticity, of our working landscape. Destroy that and life won't be the same here. Visitors won't come either.

For these reasons I urge you to oppose the zoning measure before you.

Thank you.

To be read in to the Record
March 15, 2012
Meeting of Planning Board and city Council P&D Committee

To: Rick Noonan
Chairman of Planning Board

Regarding the Fort Rezoning

Dear Sir:

Once again you are reviewing another proposed overlay for the same Locus, a process you personally have been involved in before.

Once again it is a misuse of the overlay tool in accordance with current practices and an illegal proposal designed to circumvent existing tools, policy and established procedures.

Once again it is a flawed zoning concept that goes against the enabling act and therefore will not be passed as a home rule petition by the legislature should the city attempt such a measure.

One grows tired of needing to explain how the Scit Doctrine applies to Overlays or the fact the Uniformity on a street and within a district has due process and equal protection; based within its notion, both State and Federal constitutional law issues.

But to have to repeatedly remind the Planning Board of its obligation to the core of the enabling act and basic tenets of Chap 40 A is ridiculous after the multiple attempts at various overlay concepts put forth regarding this Locus.

to Restate the obvious:

Section 3 of c. 40A which reads: "Zoning regulations and restrictions shall be designed among other purposes to lessen congestion in the streets; to conserve health; to secure safety from fire, panic and other dangers; to provide adequate light and air; to prevent overcrowding of land; to avoid undue concentration of population; to facilitate the adequate provision of transportation, water, sewerage, schools parks and other public requirements; to conserve the value of land and buildings; to encourage the most appropriate use of land throughout the city or town; and to preserve and increase its amenities"

(emphasis supplied)

and further note Mr. Chairman "Most appropriate" doesn't mean Highest and Best tax base use in appellate legal precedents.

Forget the proponents expressed plans for "actual development " which may never happen or be followed.

You are creating a zoning tool with a list of intended uses and set of dimensional standards pure and simply. This is an Overlay on top of an existing Underlay - not a pure replacement.

The tool that would be created by this method cannot be justified as Good Zoning.

You also really have no authority as a body to be creating such a mongrel bastardization that goes against the very intent of our current Euclidean Scheme of 15 broadly defined districts or the core of the spirit of zoning.

To do so in this Locus is immoral, unethical and illegal. It is also highly likely to be deemed in Court as Arbitrary, Unreasonable and Capricious.

The planning board can not just arbitrarily combine uses and dimensional standards after 60 yrs of zoning policy which has kept those uses well separated for sound reasons.

The overlay would stand over time; regardless of the developers execution of a project.

Technically, this is not about the project - it's about the Zoning ticket you will create.

You are obligated to see to it that the city is well protected and that the zoning code is not amended in a way that is illegal or will subject the city to lawsuits or that goes against basic tenets of Chap 40A.

Take the politics out of this and deal with it as an impersonal map. Try looking at it as a sector in another City.

You will clearly see that in another Locus, you would never attempt to build this tool either as it is or upside down.

You would never contemplate putting an MI overlay on top of the Atlantis Inn on Bass Rocks to allow a Lobster Co use - or a Felicia Oil Use - or A Gorton's fish plant use.

The ticket you would be writing with this overlay is equal to doing just that.

Its bad policy and bad precedent, no matter how you view it as needed for tax base.

I strongly urge you to toss this Overlay concept out and tell the Proponent to return with a zoning solution that adheres to our system and offers a limited buffer transitional area, such as NB designation - between heavy MI uses and intended Hotel use along Commercial St. this is a feasible zoning solution that offers the least harm to the city's viable existing MI business Area.

You are well aware from previous correspondence on record at the City Clerks office that my back ground is in Political Economy with a foundation in land use economics: Skidmore and that I have worked with MA Art school of Architecture on zoning study for this area as well as conducted extensive legal research on the issues surrounding Overlay and the notion of the so called precept of "Spot Zoning", the results of which, were upheld by your own state expert last time.

Once Again, the proponents are selling you a bad bill of goods.

This is nothing the city should be furthering when it already has existing zoning tools to do the job right..

Ernest Morin
238 Rear Main St

3/15/12

My name is Thomas Testaverde.

Since 1979 we have docked our fishing vessel, up until April 2011. In 2010 I was told to start looking for other dockage, because Fisherman's Wharf was up and coming and my vessel was too big. I went everywhere and asked about dockage, and even the State Pier had no availability. I was in a frantic position, since a lot of docks don't want commercial vessels of my size anymore. I even called the mayor and asked for help, or I would have to drop anchor in the harbor. Then in 2011 I heard about possible dockage at 417 Main St. They agreed to let me dock at a fair rate, and even supplied space for our gear, and 4 other vessels. I was at a loss, that after buying a bigger vessel in 2008 to add safety and ^{add} a broader range to my business that I had no place

to dock in the city of Gloucester. My family had been docking in this city since the 1930's. Did I have to sell the boat? ~~where~~ We had no where to dock. A lot of waterfront properties want small part-time fisherman at their docks, not larger vessels. So, if not for Sherrie and Cruiseport I don't know where I would be or, if we would be in this town anymore. The next generation of fishermen are coming. It won't be as big as the past, but it will still be, if we let it.

Capt Tom Testaverde
F/V Midnight Sun
Wisat Corp.

Comments for Public Hearing on Hotel

March 15, 2012

My name is Kathleen Clancy and I reside at 78 High Popples Road. I am here to speak in support of the proposed hotel on Commercial Street.

A key reason I support this change in zoning is that it would expand Gloucester's tax base which is so desperately needed. I serve on Gloucester's SC and know all too well how financially challenged our community is. Our school buildings are aging and in need of significant investment, 21st Century learning requires additional resources, cost increases make it difficult to keep pace, and our children deserve the quality education that we all benefited from when we were kids. We need these new revenue sources to provide a quality education to our children and as well as all other vital city services.

Equally important are the opportunities such a hotel would provide. A hotel like this would attract other businesses to Gloucester. You heard the other evening from Greg Verdine who said he wanted to locate his marine biotech company in Gloucester, but the key barrier was the lack of a hotel that was integral to building his business. Instead he located a very successful business in Cambridge. Entrepreneurs and

employers need a community that is supportive. Mr. Verdine has ^{been in discussions about} ~~said he would be committed to~~ actively ^{ing} participate in the education of our children through volunteer efforts. Imagine exposing all of our students to an expanding industry, having them interact with top PhDs in the field to aid in learning, and igniting their interest in pursuing these careers? These opportunities would be for all students in our district regardless of which area of town they reside and would provide new experiences to enable all children to reach their potential.

Scientists
engineers
tech

Arrangements
~~businesses~~ like this

A ~~community partner~~ like this would expand on the MIT partnership started by the Gloucester Education Foundation where our students and teachers interact and learn from MIT staff through hands-on curriculum. The possibilities are limitless for our students if we expose them to various career paths. And imagine if those businesses were growing right here in our community?

Finally, seventeen years ago, my husband and I moved to Gloucester and our home on High Popples Road. Our home is almost adjacent to the Ocean View Inn. I have first-hand experiencing living near a hotel. When we purchased our home, we were a bit concerned about being so close to a hotel, but I must say that we have not had any problems with a hotel as a neighbor. The owners are respectful to neighbors and if on

rare occasions of noisy guests, the hotel owners have been responsive.

The key is being a respectful neighbor. One can look at the experience at Cruiseport to know that this new proposed hotel will be managed similarly and be a good neighbor and community partner.

I encourage you to support this rezoning proposal for the reasons stated and for so many more that other speakers have talked about.

Thank you.

March 14, 2012

To: Gloucester Planning Board
From: Sam Parisi, 108 Commercial St.

Dear Chairman & Committee Members,

I went to the planning board meeting Monday night; I was not surprised by the turnout. In fact, people came out of the woodwork against the hotel. I speak in favor for the following reason; A hotel would look a lot better than what is there now, it would create jobs and tax revenue for the city. Also, it will not displace fishermen or hurt those in the seafood industry.

After listening to opponents, here is what I heard; Traffic and odor, were their basic reason to no approving the overlay.

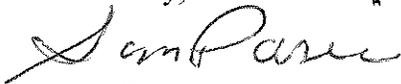
ODOR: Being in the seafood industry my whole life; If the company took care of their product, there would be no smell, seafood needs to be iced down, keep in coolers, freezes but don't leave it outdoors in the sun....this is what brings on the odors down the fort.

TRAFFIC: At one time there were over 12 businesses down the Fort, now there are only three. Living down the Fort I have seen traffic diminish, also most recent news – North Atlantic Fish is relocating its seafood business to Boston, which will leave less trucks/traffic etc.

Finally, of the 20 residents of the Fort, I did not hear from more than 2-3 of them speak against the project. I also, noticed that six residents of the Fort signed the petition in favor of the proposed hotel.

In closing, I believe Mr. Davis' hotel proposal will be a win-win situation for the entire city.

Sincerely,



Sam Parisi
108 Commercial St.
Gloucester, MA

March 15, 2012

RE: Petition against rezoning the Fort area

To Whom It May Concern,

Being a visitor of Gloucester for ten years and a permanent resident now for a year and half, I was drawn to Gloucester not only because of its beauty and small town feel, but because of the deep appreciation for its maritime history and marine industry. During the summer months, I could definitely tell the town's population seemed to double, so a hotel seems to be a good addition to the city, but I'm asking the question, why there? I can't help but think of what underlying future plans are in store for this area? Will it be the typical chain reaction of rezoning and losing the marine industry and blue collar workers that love and appreciate this town as much as I do? Again I ask, why there? I am against the rezoning of the Fort area to residential because I do not want to see the future of the hard working average "Joes" get sucked dry by the wealthy land buyers and most of all, I do not want to see Gloucester turn into another place for the rich to play.

Thank you.



Patricia Searce
295B Magnolia Avenue

Rec'd 3/15/2012

Dear Planning Board Members:

My name is Dennis Damon. You will note by the return address of this letter that I do not live in your fair city. In fact, I live in a small town on the coast of down-east Maine. Nevertheless, I have been following your deliberations on the issue of re-zoning "The Fort" with particular interest. You see a few years ago, while I was serving in the Maine Senate, I sponsored legislation which I hoped would protect and preserve the few areas along our coast that still supported our commercial fishing industry.

At the time of my efforts the inventory of working waterfront areas along our 5,000 miles of coastline totaled but 25 miles. One half of one percent of our coast was available to provide the access necessary for our fishermen and women to go to work and a place where they could return at the end of their trip. One half of one percent where they could land their catch, where they could make their repairs, where they supply their boats for their work at sea.

It had not always been that way. In my youth there were far more wharfs and access points where boats could land. But the slow and steady creep of coastal development gradually consumed those traditional fishing areas. People with unimagined wealth were drawn to the sea's edge to build homes. Often paying tens-of-times more than we considered the property to be worth, they came and we sold. I would scratch my head and shake it in amazement thinking, "They've got more dollars than sense!" Yet they came and they kept coming and we kept putting the prospect of short-term profit before any thoughts of the longer-term loss and we kept selling. Indeed, we didn't know what we had 'til it was gone.

Adding to the problem was the proliferation of business development on the coast. Hotels, motels and condominiums, large and small, began to spring up like dandelions on a spring lawn. They were everywhere. Our coastal communities, recognizing the potential property tax revenues and being constrained by our state constitution taxed a rickety old lobster trap wharf, not at its current use but at its highest and best use. The supposed 'highest and best' use was determined to be as a hotel or a condo or a multi-million dollar mansion. Property taxes rose beyond the average person's ability to pay. Then they were forced to sell their land, often land that had been in their families for generations, their land that had provided them access to the sea, to their heritage, was sold because they could afford to keep it no longer. The Working Waterfront legislation I sponsored was passed by the Legislature and is now the law in Maine. Working waterfront, land and buildings that support our commercial fishing industry, is now assessed at its current use and is taxed thusly. Working waterfront owners are allowed, even encouraged, to place covenants on their property so that when it is sold it must still support the commercial fishing industry.

Although Massachusetts ~~does~~ ^{may} not have a Working Waterfront Law per se, you have created zones in your towns that accommodate certain activities. The fishing and marine related industry has been a vital part of Gloucester's economy and your heritage for centuries. It has long defined you. When talking of the fishing industry in New England, Gloucester, New Bedford, Portland, Point Judith, Rockland, Stonington all come to mind as the most notable fishing ports in the Gulf of Maine. To your credit you have recognized the importance of that and have established marine/industrial zones which serve your fishing industry. Good that you have done that.

Now comes a new opportunity, one that touts economic promise for your city. One that diversifies your economy. Your mayor, Carolyn Kirk, has spoken eloquently of the need for Gloucester to diversify its economy. She recognizes the necessity of that strategy. So do I and so

should you. The potential benefit to your economy from the development of a \$75 million destination resort complex is alluring. But here's where it gets tricky. You are now exactly at the point where; 'if you don't recognize what you've got, you will lose it'.

When it comes to understanding a community I often refer to it as a collective quilt that makes up that place. Each fiber, each thread is carefully woven and integrated into the construction of that quilt and each quilt is unique. Each community is unique. Its people are unique. Its properties are unique. Its character is unique. When any one of the threads is removed or when another pattern is added the face of the quilt changes. If an important thread is pulled out the entire quilt becomes weakened and risk is that it will fall apart.

I see Gloucester being held together with a net, a fishing net. In this vision if meshes are cut out the net loses its integrity. Even if the mesh loss is small the net is subjected to further damage. When there are holes in the net the goodness within, all that you have captured over time, escapes. All that you have worked so hard to catch ... is lost. The trip is a bust because the net is hauled back empty. That's not what you want for your community. Don't cut out meshes in your net by rezoning Fort Point. Don't let all of Gloucester's heritage, history and culture slip out of your net.

Sincerely,
Dennis Damon
256 Oak Point Road
Trenton, Maine 04605

My name is Ronn Garry and I live at 209 Atlantic Road, Gloucester. Many of you in this room know me through my community activism, volunteering and the many valued friendships I've gained in my 6-years here. Many of you know also know that I have work independently on real estate, business development, tourism and economic development issues since the very moment I stepped foot in Gloucester and ever since I sold my real estate holdings and my long established retail business called Tropical Foods in Roxbury, Mass. That's right Roxbury, you know that blighted underserved community that continues to suffer from years of neglect and unspeakable crime. That experience has left an indelible impression on my every being and it continues to this very day. Those reasons, however poignant they may be, I will not speak of them tonight but they have shaped my sincere belief that the OVERLAY ZONING IS NOT ONLY NEEDED BUT IT IS ESSENTIAL.

My remarks are in 3-parts. The 1st is in response to remarks made on Monday night that basically mandated the members of these two Planning Boards NOT allow the Overlay Zoning to pass. Offered as testimony were various plans such as the 2001 Community Development Plan ~~done by the Cecil Group~~, the 2010 Gloucester Harbor Economic Development Plan, prepared by Mt Auburn Associates and the 2009 Harbor Plan & DPA Master Plan prepared by the City of Gloucester's Community Development Department as evidence for that mandate.

In my studied opinion, I submit to you and the audience here tonight that any of the aforementioned plans do not provide any such evidence that the City should forgo creating an Overlay Zoning district as proposed.

First of all, the 2001 Community Development Plan and the 2010 Gloucester Harbor Economic Development Plan are just that... plans, a course of action, a road map for a desired outcome.

In fact the 2001 Community Development Plan states

Pg 1: "The intent of this plan is to guide rather than dictate official decision making in the city"

→ As we're all keenly aware, The 2009 Harbor Plan was the strategic document for the 2009 approval of DPA Master Plan. Secretary Ian Bowles from the Commonwealth's Executive Office of Environmental Affairs approved the Plan and on page 6 of the Introduction written by Secretary Bowles he states:

Pg 6: “The Plan acknowledges the value of the 1999 Municipal Harbor Plan, but recognizes that changes in the economy, the fishing industry, and the condition of the harbor’s waterfront infrastructure warrants additional strategies to address these concerns.

→ Pg 118: (88) A Case Study for Commercial Street: “While the old Birdseye factory lies outside the DPA, it has great potential for redevelopment. Additionally, the use options will be increased once the area of the Fort that lies outside the DPA is removed from the MI zoning district.

It’s clear the intention of the 2009 Harbor Plan was to remove the Birdseye site from the MI zoning district that inevitably would allow non marine industrial uses, such as a HOTEL.

→ However there is even a more important issue that transcends all of us in this room and in this community. Whether you own or rent property on at the Fort, whether you own or rent property on the back shore where I live at the Fort or whether you are for the overlay zoning or you are opposed to it, it doesn’t matter. This issue rises above all of us.

→ We are losing our young people to opportunities beyond Gloucester and we are losing our businesses to buyouts, mergers and generally going out of business. That includes our fishermen with their day boats and their livelihood being stripped by an overzealous, ego inflated bureaucratic agency called NOAA. Here is the data we all need to contemplate and it is significant to the Fort Sq Overlay Rezoning.

2000 Gloucester population 30,273
2010 Gloucester Population: 28,789 decrease of 1484 people (4.9%)

Chart Number I, shows the 15-19 age group or high school students actually increased from 1990 to 2010 by 423 people or 27%. What is alarming however is the trend of young people leaving Gloucester after High School for educational opportunities first and economic opportunities thereafter.

- The 20-24 age groups show a **reduction of 330 people or a 16.5%** from 1990 through 2010.
- The 25-29 age groups show a **reduction of 730 people or 30.7%** from 1990 through 2010.
- The 30-34 age group shows a **reduction of 893 people or**

35.7% from 1990 through 2010.

- Finally, the 35-39 age group shows a **reduction of 596 people or 24.5%** from 1990 through 2010

Population by the Numbers

I – Younger Generations	Age Group	1990	2000	2010
Gloucester	15-19	1,525	1,721	1,948
Gloucester	20-24	1,996	1,374	1,666
Gloucester	25-29	2,376	1,654	1,646
Gloucester	30-34	2,497	2,127	1,604
Gloucester	35-39	2,432	2,657	1,836

Totals:

- Ages 20-39 shows a combined demographic decrease of 2549 young people leaving Gloucester in the period of 1990 through 2010. That represents 8.42% decrease since 1990
- During that same 20 year period, Ages 50-59 increased a total of 2155 people or 7.1% since 1990.

II – Older Generations	Age Group	1990	2000	2010
Gloucester	50-54	1,317	2,320	2,687
Gloucester	55-59	1,394	1,716	2,179

It's clear, we're becoming an elder community. Besides that, this trend affects everything from the goods Gloucester sells to the services we provide. An unequal balance of young people and young families with an aging population is not a healthy economic trend. We need our young people to stay and it is imperative that all of us in this room do our damndest to create opportunity for them or else we will be too damn old to work at any business. Marine industrial or not

Part two of that talks about our business environment. I wish I had more time but let me cite a few businesses that have recently left our midst in the last couple of years.

- Good Harbor Fillet
- Nutramax and its predecessor -
- Free Flow Power
- North Atlantic Fish
- Quincy Cold Storage

Now let me ask you, what would Gloucester look like if Varian Semiconductor now known as Applied Materials ever left our City. It wouldn't be pretty. They need a steady stream of young talented minds or else we will lose them too.

I've come to realize with my business development work that this town will have to adopt a different approach to business development. We're going to have to think, act and work organically to create opportunities. We start from the bottom up. We plant the seeds of opportunity. It's imperative upon us to create fertile ground providing new growth opportunities. We'll need to fertilize it with our knowledge and yes we can cultivate it with Neptune's Harvest ability and knowledge to adapt in a changing environment... in a changing world.

The Birdseye site is that fertile ground and the Hotel is that Seed of Opportunity. (NEBOGL) and you my friends on this Planning & Development subcommittee are the ray of sunshine, that needed energy to make this happen. Please do...for Gloucester's young and old geezers like me!

To the Planning and Development Committee,

My name is Rosalie Parisi; I live at 108-110 Commercial Street, (down the fort). I own the property and also have my small business at this location. I am the only full time fishing boat settlement agent in the city of Gloucester. My clients are commercial fishermen.

I am for the overlay rezoning. I feel that this would beautify the area, create more jobs and generate more tax revenue for the city.

I have talked to my clients regarding the rezoning, and they all agree that this would **not** have any impact on the Commercial Fishing Industry. In fact all of my clients, which have been in my office since I displayed the petition, did sign the petition in favor of the rezoning.

I have lived in Gloucester all my life, my grandfather was a fisherman, my father was a fisherman and my husband was a fisherman and my clients are fishermen. So I have a passion for the fishing industry. I can't see how this would hurt the industry.

Last meeting it was stated that there is no MI property to rent. For the record I have a 33,000.00 sf. Building on the water, zoned MI and it is empty. I have one tenant a Lobster Company. Because I am zoned MI it has been difficult for me to get tenants, so if any one knows of someone that wants to lease please let me know.

Preserving Gloucester's Fishing heritage is very important to me. However, the fishing industry is not as affluent as it has been and there needs to be a compromise between the status quo and generating revenue in a way that maintains Gloucester's Marine Heritage. I feel that the overlay does that. It does not take away what is available for the fishing industry to survive, yet addresses the issue of how to revitalize the fort area in a positive Way.

Thank you,

Rosalie Parisi
108-110 Commercial Street
Gloucester, MA 01930

Good Evening

My Name is Steve Cefalo. I live on Colburn St in Bayview and I'm a lifelong resident of Gloucester.

First, I just want to say that I appreciate the opportunity to be here to help shape what is undoubtedly such an important decision for Gloucester's Future.

Gloucester is a **Tiny Island** of barely 29,000 people on 26 square miles, yet we are WORLDS apart on our thoughts on what we have, what we are, and what we need to be.

Our Best asset, the harbor, and specifically this Hotel Project does not need to be ^{such} a polarizing topic. We must be able to compromise on these ideas that seem to be the source of such controversy. ~~But~~ We have common interests.

I'd like to reference the recently released report called The New Maritime Port Economy, as many who oppose this Hotel Overlay District Zoning like to reference these studies as reasons not to allow this zoning change.

This was a report that was written after the Maritime Summit organized by Val Nelson. While I did not attend, this sounded like it was a great event. By the way, this summit was held at the CRUISE PORT Gloucester facility, which is run by the same team who is seeking develop this hotel.

The report is full of information on how Gloucester should seek opportunities with firms related to Oceanic Study, Biotechnology, Aquaculture and Green Energy. I think we would all LOVE to see those industries locate here. Without a doubt. But, which of these industries are knocking on our doors to develop businesses here? I know of none.

One of the key projects highlighted in the Summit and the report is Ocean Alliance. Ocean Alliance has since run into funding problems and has ceased the rehabilitation of our Iconic Paint Factory. This clearly illustrates that revenue and funding outweigh idealism, especially in this tough economic climate.

On page 4 the report states "there must be greater flexibility and predictability in the harbor area regulations and the Designated Port Area regulations in particular. Then it goes on to describe in great detail how ~~the~~ our restrictive zoning is a major source of frustration and ~~the~~ ~~source of~~ ~~the~~ ~~problem~~ how...

Our Zoning represents one of the biggest obstacles in a transition towards many innovation-oriented Maritime industries, and ~~it represents~~ ^{as in} how many fish processing plants have moved inland. Good Harbor Fillet left the Birdseye Site for Blackburn Industrial park. Not long after, filed for bankruptcy and is now gone. Proving that Fish processing is not alive and well in the MI district or anywhere else in Gloucester.

On page 6, the report states that we ^{should} develop full service hotels that can support both **business travelers** and tourists, and that the entire community benefits from high quality retail areas with restaurants, shops, and amenities that might not exist without dollars brought in by tourists and business travelers from outside the community. **Infrastructure improvements important to both residents and businesses can be leveraged with travel and tourism dollars.**"

On Page 22 The report AGAIN states that the city needs to find ways to change the zoning to be less restrictive to allow more industry types on the harbor.

I suggest that others read this study if they have not already. There are many reports like this one, and they draw similar conclusions.

Lastly, There have been statements made by those opposing the rezoning for development of this hotel on Commercial Street citing that a number of Marine Industrial business have been denied space on the waterfront because the current owners are 'holding out' until the zoning changes. I urge this board to disregard those statements unless there is some documentation provided by the businesses that were denied space and they identify the properties in question.

Clearly there are many, very passionate people that both support and oppose this project. The reasons that the opposition give seem to be more emotional than factual.

Someone once said, "When emotion enters, objectivity is lost". If this board makes it's decision based solely on the merits of the project and facts, while leaving emotion and rumor out of the process, It will be a very simple decision for you to make.

Thank you for this opportunity to speak.

Scott Memhard, Cape Pond Ice Company, March 15, 2012

TO: Joint Meeting of Gloucester Planning Board
& Gloucester City Council Planning & Development Committee

Date: 3/15/2012

RE: Proposed Beauport Gloucester Hotel

My Name is Scott Memhard. I live at 9 Graystone Road, East Gloucester. I am President, General Manager and for 28 years an owner of Cape Pond Ice Company, with other members of my family, at 104 Commercial Street, on The Fort. Our business was once in fact named the Fort Wharf Ice Company.

Cape Pond Ice has been in business 164 years, since 1848. Due to dramatic declines in Gloucester's fleet and fishing industry, and also to the unfortunate high costs of doing business in Gloucester, including the very high water rates compared to Portland, New Bedford and other commercial fishing ports, our ice business has struggled and been forced to diversify in order to survive. In addition to Commercial Street, we now also operate two locations off Cape Ann, in Peabody and Lawrence, to reach out to new ice customers trying to replace lost fishing industry customers. Right now Cape Pond Ice Company's $\frac{3}{4}$ acre industrial harbor front property is way underutilized, as a result of contraction in commercial fishing - which no longer needs our 300 tons per day of daily ice making capacity and 700 tons of ice storage. We still pump tons of ice most days onto fishing boats, and load our trucks with bagged ice and block ice to ship all over New England. And we are proud to offer tours of our historic icehouse, and sell our Coolest Guy's t's and sweats. But we are actively looking for other economically viable uses of our property to further diversify and allow us to stay in business.

I am in favor of this proposed re-zoning and this hotel project on Commercial Street as it has been presented. I look forward to working with Sheree DeLorenzo, Jim Davis and their team, and to being a part of their success. I believe it will be success for all of us in Gloucester. I am in favor of the economic viability achieved with a healthy, interesting, diverse, mixed use. While it is inherently a challenge, I do not believe that the mix of Marine Industrial, residential, commercial and tourism is now incompatible, or, given all our resourcefulness in Gloucester, will be incompatible in the future. We can make this work !

The Fort and Commercial Street is today already an example of diverse mixed use, with The Fort Cafe and the Brew Pub, Intershell's fish market, the Chamber of Commerce, and Fort residences, side by side with fish and lobster and ice business. This undeniably gives the Fort it's great character.

- ♦ Another good example here in Gloucester of successful, interesting mixed use is around Beacon Marine on East Main Street.
- ♦ Another good example is Harbor Loop with Maritime Gloucester, Zeus Packing, Intershell and the Cape Ann Seafood Exchange, next to Whale watches and Captain Carlos (where years ago allowing picnic tables, and then a restaurant, did not destroy the viability of fish businesses there, in spite of vocal fears to the contrary).
- ♦ Another good mixed use example is Rocky Neck, with the Gloucester Marine Railways, restaurants, art galleries and residences side by side on another dead end peninsula in the harbor.

These mixed use neighborhoods are Gloucester's bright gems, just like The Fort is, and will continue to be an important, appealing part of what makes Gloucester uniquely Gloucester.

Living and working on the Fort today has a lot of challenges and downsides, as I well know after 28 years here, and my only hope is that some of these real hardship issues can be addressed and improved upon in connection with the City permitting and planning with the private investment for this Beauport Gloucester hotel development.

 The Commercial Street roadway clearly needs to be improved and widened, right to the end, and the traffic flow addressed. At present we struggle to get the City just to plow and salt this busy, narrow roadway to keep it passible during the snowy winters - not an issue this season ! Today even a modest number of tractor trailer trucks coming and going makes Commercial Street often unsafe for pedestrians, grid-locked and blocked to two-way traffic, and routinely not passable for emergency vehicles. As part of permitting this project, utilities must be put underground. and clear, safe curbed sidewalks installed, at least on one side, so that trucks and cars do not drive over the sidewalks. These road improvements must be made not just in front of the new hotel, but all the way down the City roadway to the end of Commercial Street, past Ocean Crest and the ice company.

 Commercial Street is a dead end road, a narrow peninsula, and the vehicle turn around at the end must be widened - the City already owns the vacant site of the old Producers Oil tanks across from Cape Pond Ice, and this 3,500 square foot lot is crying, just crying, to be cleared and paved by the City for improved turning and traffic flow. Year's back I appealed to then Mayor Bruce Tobey to tackle this obvious task, and we have appealed again now to Mayor Carolyn Kirk. Today big semi's and trucks - as well as tour buses - must routinely back down 50' or more in the private alley way between Cape Pond Ice and Sam & Rosali Parisi's O'Donnell

Scott Memhard, Cape Pond Ice Company, March 15, 2012

Usen building, trespassing on our land, and hitting our parked vehicles and our buildings, before anonomously driving away. This has to stop. The City needs to address this so the turning traffic does not impose hardship on taxpaying property owners.

If the City and the Developer improve the road layout and traffic patterns of Commercial Street as a condition of this project, this will be a net gain for all of us, existing residences, existing and new Marine Industrial business, and new users. I appreciate the impassioned appeals by our residential Fort neighbors to keep the status-quo, and by our friends at Ocean Crest and Neptunes Harvest. But I do not honestly see how this project threatens their business viability or quality of life. I believe it is constructive change. One mid-sized, quality hotel and conference center, in the place of a derelict freezer warehouse, outside the DPA on Pavilion Beach won't solve all Gloucester's problems, but it sure seems like a clear step forward towards a more vibrant, economically diverse future.

Thank you.

Scott Memhard

Cape Pond Ice Company

Jason Grow <jasongrow@comcast.net>

(No Subject)

March 15, 2012 6:18 PM

JG

Thank you members of the Planning Board and City Council, my name is Jason Grow, I live at 12 Marble Road in Gloucester.

I want to start by adding my own appreciation for the applicants' good corporate citizenship and generosity with regard to our local community organizations. They've consistently shown a commitment to Gloucester that is to be commended, but that alone is not the reason to approve this Hotel Overlay District. The HOD should be approved because it is sound investment in our local economy and good for Gloucester's economic health. It is necessary if we are going to truly commit to further economic development, broaden our tax base and revitalize our economy.

The point has been made repeatedly, perhaps most compellingly the other evening by Mr. Verdine, that in order to attract businesses willing to invest in Gloucester, we need to have the facilities and amenities that enable them to conduct business in the 21st Century. The construction of a modern, full-service, downtown hotel clears a major roadblock to this kind of investment. A suitable parcel of land that has been substantially underutilized for decades, in an area that will encourage patronage and support of our downtown businesses and does nothing to displace existing "working waterfront" industry is not to be dismissed lightly.

From a pragmatic point of view, the generation of significant property taxes, permit fees for construction, hotel/meals taxes both at the hotel and our downtown businesses equate to real, tangible benefits to the community as a whole. Sufficiently increasing our tax base means the difference between closed and open fire stations. It means the difference between properly funding education and solidifying the delivery of core services to our residents. Our city budget is insufficient to provide even the most basic level of services - we can either expand the tax base with appropriate development like this, commit to substantial overrides or continue to do nothing and allow the deterioration to continue.

A hotel at this site will not "save" Gloucester any more than it will "destroy" it. ^{But} It will send the message that Gloucester is open for business and serious about attracting investment and economic development. At current assessments, the property generates around \$27k in tax revenue. A hotel at this location would generate 10 to 20 times that, in addition to the creation of new jobs and the stimulation it will provide to other businesses.

Decades of targeted Marine-Industrial zoning have not generated a level of investment and business development that is needed to keep Gloucester healthy and thriving. There has been ample opportunity to develop this property and yet nothing has materialized. Zoning is

intended to serve as a guide to how we want our community to develop, but we can't allow it to lock us into an unyielding course that is ultimately destructive to our long term economic health.

I do disagree with the inclusion of a 75' by-right height allowance however. Given that this is nearly double our current commercial height allowance, I consider this an issue that is more appropriately resolved during the Special Council Permit process. I trust that there will be other areas of modification that will take place prior to this being considered by the City Council. In conclusion, I support the HOD, I support the concept of a full-service downtown hotel, in this location, and I look forward not only to seeing the full proposal when it comes forward, but also a to time of greater economic prosperity for our working waterfront and our city.

My name is Alan DeLorenzo, and I live at 1 Horton St. in rocky neck.

I am the proud son of Sherec DeLorenzo

I recently graduated from the University of Richmond with a Bachelor of Science in Chemistry. I have recently accepted a job offered to me, by the University, to work in a research lab. I grew up in the hospitality industry, and I can say with great confidence that without the skills I learned in the hospitality industry I would not have had as much success in the science field. I primarily worked in the kitchen and after observing my superiors, and eventually working side by side with my mother I learned a variety of skills. Here are some of the transferable skills that some professors said qualified me for my position in the lab: I learned to multi-task, how to interact with customers AND fellow employees, make decisions on the spot, adapt, on the fly, when unexpected situations present themselves, to ask for help when I need it, and to think independently. But most of all, after working along side my mother, I learned what it takes to run a successful business. I watched the personal sacrifices she made in order to ensure a successful business: the 80 hour work weeks, deferring her salary so that every other employee can be paid first, and working herself to near exhaustion. But, she did it all with a smile on her face. The number of people that come up to me and tell me what a wonderful establishment she built is baffling. And here she is, with her partnership with Jim, willing to do it all over again. Opportunities like this seldom present themselves, so when they do they need to be seized. The magnitude in which this project can help this city is so great. But in order to build a hotel with the highest potential of success, one that can benefit the city to the fullest, is one that can be built at the chosen location. The beachfront location, the proximity to the downtown location, the resources available from Jim, and a woman who is willing to pour her heart and soul, with all of hospitality knowledge, into this project, will give this city a hotel like it has never seen before. Let her fulfill the promise she made, to honor this city with a hotel that its citizens will be proud of.

Thank You

Rebuttal

On Monday Night there was a general consensus from supporters and opposers that Gloucester needs a hotel in the downtown area. Gloucester needs not only a hotel, but a successful hotel. After working along side my mother, I learned what it takes to run a successful business. I watched the personal sacrifices she made in order to ensure a successful business: the 80 hour work weeks, deferring her salary so that every other employee can be paid first, and working herself to near exhaustion. But, she did it all with a smile on

her face. The number of people that come up to me and tell me what a wonderful establishment she built is baffling. And here she is, with the financial backing from Jim, willing to do it all over again. Opportunities like this seldom present themselves, so when they do they need to be seized. The magnitude in which this project can help this city is so great. But in order to build a hotel with the highest potential of success, one that can benefit the city to the fullest, is one that can be built at the chosen location. The beachfront location, the proximity to the downtown location, the resources available from Jim, and a woman who is willing to pour her heart and soul, with all of hospitality knowledge, into this project, will give this city a hotel like it has never seen before. Let her fulfill the promise she made, to honor this city with a hotel that its citizens will be proud of.

Jobs

Outside

Valet
Bellmen
Parking lot attendant
Security
Outdoor Maintenance (Keeping the parking lot clean, repairs. Etc.)

Lobby

Maintenance
Front Desk Receptionists
House Keeping
Laundry
Auditor

Administrative Staff

Payroll clerk
Bookkeepers
CPA
Human Resources

Function/Conference Facility

Servers
Catering chef/cooks
Maintenance
Sales

Cafe

Baristas

Restaurant and Bar

Wait Staff
Host/Hostess
Chefs/Cooks
Bussers
Dishwashers
Prep cooks
Expeditors
Pantry Chef
Baker

March 12, 2012

Dear City Planning Committee,

Thank you for letting me voice my opinion on the matter of The Fort. I have worked in many hotels for years in Gloucester, the most recent being the premiere Inn on the Back Shore. I also run a small shop on the West End of Main Street called Tiny Island Beach Glass. The store is based on my heritage down The Fort. I talk about that part of town daily to my customers who are delighted to walk to and savor the feeling of the history of The Fort.

I am adamant that a hotel on the Birdseye and adjoining site is a bad idea. Just the tip of the ice berg to the downfall of what Gloucester has always stood for. I do believe that a hotel downtown on Main Street would help all of the businesses in the area. Therefore, I am not against change per say, but I am for smart change.

As far as the location of the hotel if it should be decided to use the Birdseye location, I don't feel that being on Pavilion Beach will be much of a draw during the winter months. There will be layoffs and low income jobs. I spoke of the Hotel/Timeshare resort in So. Yarmouth on Bass River. They are like a "ghost town" after October, as stated by the hotel clerk via telephone on Friday. The hotel closes in January for the month, and then reopens in February but stays slow through March. I do not see how this will add year round jobs as well as tourists during the winter months to spend money in our downtown shops.

I feel that if a hotel is built on Main Street somewhere between Dunkin Donuts and the Police Station or Empire, that the views would still be incredible from the upper floors and the guests could walk through Main Street on their way to the Harbor Walk, Fitz Henry Lane House, all the way down to the working waterfront to see Cape Pond Ice as well as Pavilion beach where they may collect sea glass to bring home as souvenirs.

I am available any time to answer more questions. Please call and do not hesitate to leave a message as sometimes my phone is on silent mode. I have a lot of insight on this matter as far as tourism goes and I am not clouded by the promises that are being made by Beauport LLC nor the Mayor.

Thank you for your time.

Sincerely,

Denise Foley

Tiny Island Beach Glass

tinyislandbeachglass@yahoo.com

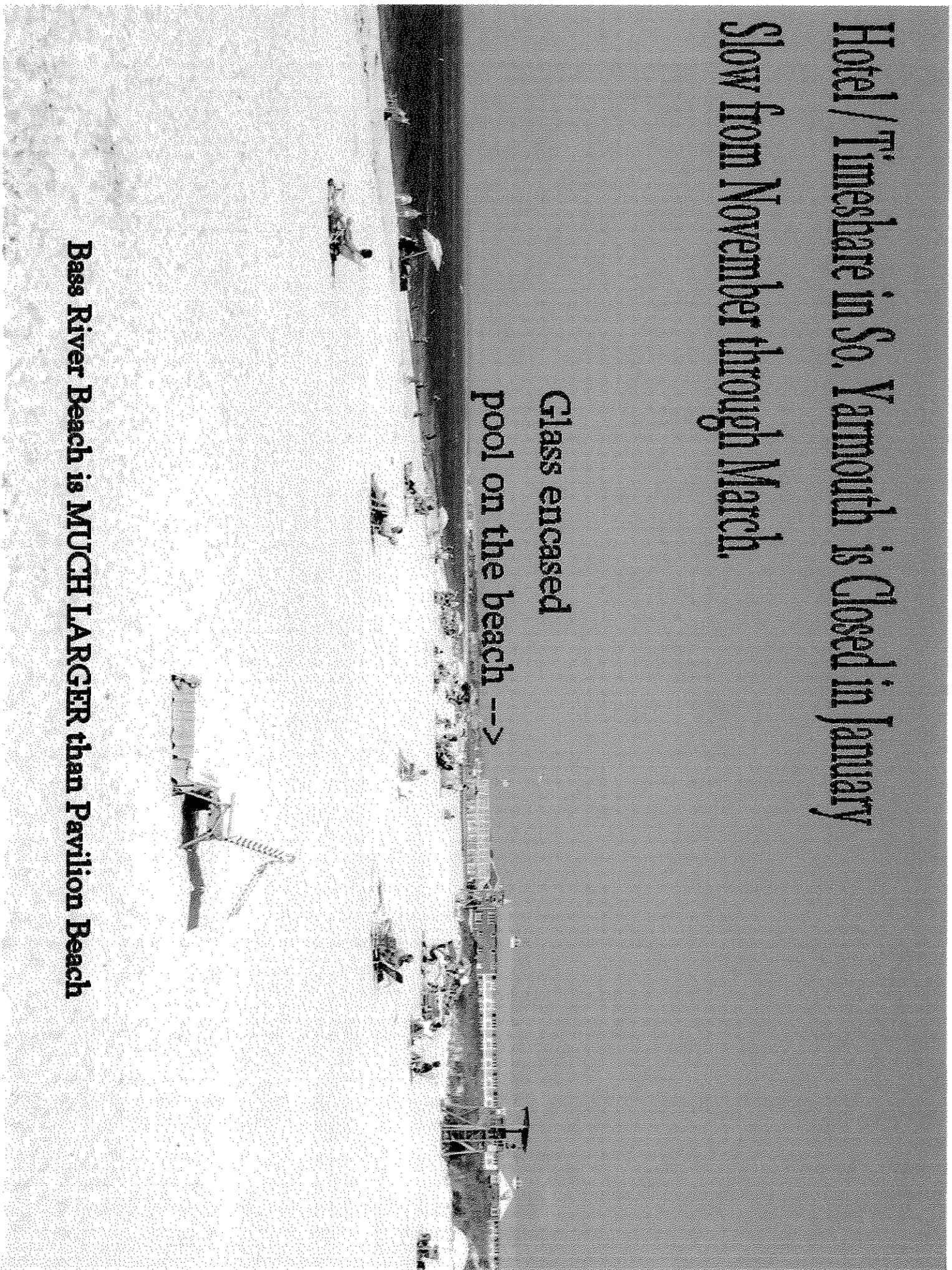
978-404-0292



*Hotel / Timeshare in So. Yarmouth is Closed in January
Slow from November through March.*

Glass encased

pool on the beach -->



Bass River Beach is MUCH LARGER than Pavilion Beach

March 15, 2012

Dear Gloucester Councilors,

I hesitated to get involved in the rezoning issue because I do not live or pay taxes in Gloucester, but perhaps my observations from up the road will be helpful.

I live in Newburyport, and I visit Gloucester several times a month, year-round. I like what I see there so much that I am planning to retire in Gloucester in a few years. What I see are mixed neighborhoods, open views to the ocean, lots of public access, working people living side-by-side with well-off people, and a downtown where I can buy clothing, shoes, books, reasonably-priced meals, boat gear, art supplies, locally-made art and crafts and more.

I drive quite a distance to spend time in Gloucester because all those things are dying out in Newburyport. We do not yet have a hotel on our waterfront, but it is in the works, and our mayor, like yours, is a proponent of a "luxury hotel" downtown.

This breaks my heart because it will essentially and effectively destroy the views and public access to the waterfront. But even more, it will further establish Newburyport as a "high-end" tourist enclave.

I have lived here since 1974, and I have watched as the shops where I used to buy groceries, home improvement items, stationery, clothing and books have been replaced by pricey boutiques selling things I don't need or can't afford. In Newburyport, our commercial downtown buildings which house shops and restaurants are owned in large part by one real estate company, (New England Development, Steven Karp, which "developed" Nantucket and other places into luxury shopping malls for the wealthy.) These owners raise the rents every year, telling current tenants they're looking for "a better fit," gradually forcing the ordinary stores out in favor of those selling luxury items. These shops seem to change hands every season as the rents increase. No investment, no sense of community.

Newburyport looks nice with all the pretty storefronts; and the sidewalks are crowded IN THE SUMMER with tourists who eat in the expensive restaurants and buy the useless items in the shops. But I have not observed a "trickle-down effect." Our schools are still laying-off teachers and cutting back services; our sidewalks are still in disrepair in most neighborhoods, and our police and fire departments and DPW never have enough money.

Where does all this "influx of money" go; Certainly not to the people working at minimum wage seasonal retail jobs in the boutiques, or in service jobs in the restaurants. Not magically into "the tax base." Our taxes keep going up. I think it's obvious that the only one making a profit on (and I used the word "on", not "in" deliberately.) Newburyport is the guy collecting the rents on those downtown boutiques and restaurants. And we haven't even had to deal with a waterfront hotel yet.

Tourists (if they come- and they are fickle) do not want meat and potatoes. You can't count on them or court them in the hopes of supporting your Main Street in Gloucester, especially in the winter.

Gloucester can learn from Newburyport's mistake. Don't bend over backwards to accommodate a wealthy developer who will surely make a profit, but not for anyone but himself and his cronies. Do not change your zoning to help an individual (even if he is "local.") Take the long view, not the quick buck. Invest in what you have and let it grow for future generations.

Sincerely,
Lois A McNulty
86 Prospect St,
Newburyport, MA

March 15, 2012

Dear City Council of Gloucester,

As someone whose family is from Gloucester for more than several generations (I am a 9th generation Gloucester native and direct descendant of many early settlers – including Jeffrey Parsons, Thomas Bray, Edmund Clark, and Abraham Robinson), I ask you to accept this correspondence as a request to deny the re-zoning of the Birdseye property before you. I do not presume to speak for Gloucester but I have lived in Newburyport for more than 40 years and would like to offer my observation as someone from Newburyport who spends a lot of time and emotion and dollars) in Gloucester, bringing many friends – and in-laws from the mid-West – to Gloucester several times yearly for what it offers now in 2012.

And that is: affordable succulent lobster and golden crisp fried clams; first-class whale watch excursions to the nearby, internationally-known marine sanctuary Stellwagon Bank; access to regionally-beloved views of the inner and outer harbor, to the rocky shores of the Back Shore, and to so many soul-inspiring vistas, accessible parks and sea glass laden beaches (Stage Fort, Pavilion, and Niles), quintessential lighthouses, majestic breakwaters, and dramatic, geographical interiors (Dogtown). It truly is a beautiful port, the finest kind. Let's call it Beauport!

People are drawn to Beauport. Have been, always will be. It is magic. We know it. We love it. We must preserve it. Preserve its unique, marine essence, its steadfast fans, the residency.

I will move from Newburyport to Gloucester when I retire precisely because of its "Glosta authenticity", its diversity, and cultural marine heritage. There is no place like it on this northern seaboard. We know this. I remember how Newburyport welcomed upscale development 30 years ago and we watched as the people who lived here could no longer afford to shop here (let alone have their children buy a house here).

Newburyporters were once able to shop downtown for staples - like clothing, groceries, stationery, shoes, and home improvement items - but those shops have all been replaced by high-end boutiques that cater to day-trippers, visitors, and such. (We like the shops mind you, but the reality is we typically go downtown only for banking and for occasional gifts -- or to dine at the great restaurants when friends come to visit). Note that the shops do not stay the same from year to year as rents increase, and the city starts to resemble any other tourist town on the New England coast -- except Gloucester! Please do not rock the dory on this one.

Sincerely

Jane M. Gibbs

4B Noble St.

Newburyport, MA 01950

March 15, 2012

To The Board of the Gloucester Building Committee:

I do not currently live in Gloucester, but grew up there and most of my childhood was Down the Fort. My family has lived down the fort for over 100 years. I am not writing this letter for fear of monetary increases in taxes as I do not own land Down the Fort. I am writing this letter to oppose the deterioration of a historic landmark....yes The Fort.

I see on line the war that is going on between the people of the fort, the fishermen, that made Gloucester what it is, and the builders, who think that building an eye sore like a time share hotel, would be the "best thing for Gloucester."

I have read both arguments on line and shake my head in sadness that the one thing my grandparents and parents feared, has now come to light....Taking the fort for big business and money overriding the history, blood, sweat and tears of the fishing industry that made this oldest seaport in our nation.

I guess one would have to have grown up Down the Fort to understand its great power. Power, not only of the land, totally surrounded by the beautiful ocean on three sides, but also of the people surrounded by love of family, and tradition.

The zoning is slated for industrial only....why is it that would change? Why can't we preserve the greatness of what made Gloucester so powerful that there have been movies, documentaries, and many books about such a wonderful island I call home?

What is best for Gloucester is on everyone's mind....how to bring in more tourist and revue to the great seaport? How to make Gloucester look even more beautiful....If that' even possible?

Well....I for one, strongly feel and know that people like myself come to Gloucester for the history, the feel of an old seaport, to step back in time to what once made it lucrative. Why can't there be a museum and learning center for Marine life about the fishing industry so people know there fish doesn't come from a box at Gorton's?

Why can't we pay tribute to the father's son's uncle's and brother's who lost their lives at sea? The Fisherman at the wheel is a wonderful example of how just one statue made of bronze brought people in the millions to our great port to see the tribute to the men that lost their lives at sea....Why can't there be a place for people to go to so they can see and be educated how this industry worked and continues to try to stay afloat and understand why The Fort is The Fort! And why it's so very important to all of us that it stay preserved for the fishing and traditions that made it great.

For the record let me state once again, I am opposed to taking one of the most energetic pieces of land I have ever stepped foot on, and turning it into anything that doesn't preserve the history of the toughest community in America.

I do not wish for another Newport RI or Marblehead Mass. I want Gloucester Mass, the home of some of deepest traditions and heartfelt fishing stories I know. Keep it alive with tributes to the industry and the people, not kill it with Big Business.

Thank you for your time and consideration,
Gina Favazza Rowland

Despite the ~~spin~~ ^{ONGOING} spin citing the Fort's recent marine industrial rejuvenation the cold hard facts remain that this marine industrial zone reflects the demise of the local fishing industry as we once knew it. FROM BEACH CT. ALONG COMMERCIAL ST, AROUND FT SQ TO PARISI'S HARBORFRONT (FORMERLY MARINERS - O'DONNELL - USED) PROP, THERE HAS BEEN NO WATERFRONT GENERATED INVESTMENT OF ANY MAGNITUDE IN 50 YEARS, THIS AREA HAS EXPERIENCED 0-GROWTH FOR DECADES, THESE UNDEVELOPED PRIME WATERFRONT PROPERTIES, INCLUDING AMERCO'S (CAPE ANN FISHERIES) CURCULO FRESH FISH WHARF & PRODUCERS HARBOUR FRONT PROP, NOW OWNED BY THE CITY - TAKEN IN 2010 FOR PAST DUE TAXES, HAVE NOT ATTRACTED ANY MAJOR MARINE RELATED PRIVATE INVESTMENT FOR OVER 50 YEARS!

WHERE ARE THE VIABLE, SOLID MARINE INDUSTRIAL OPPORTUNITIES? "WHERE ARE THE WATER ACIDIFICATION PLANTS, BIO LABS? WHY HAVEN'T WE HAD THESE SOLID VIABLE INVESTORS KNOCKING ON OUR DOOR LONG ^{AGO} YEARS BEFORE THIS? THE FACT IS NOT ONE EXISTING MARINE RELATED BUSINESS CURRENTLY OPERATING ON COMMERCIAL ^{ST.} NEEDS TO BE THERE! GOOD HARBOR FILLET MOVED TO BLACKBURN IND. PARK, NORTH ATLANTIC S/D OUT - THE ICE CO. MANUFACTURES ICE CUBES ELSEWHERE, ITS 350 TON DAILY OUTPUT IS HISTORY & IT NOW SELLS T-SHIRTS ^{& IDURS} TO STAY ALIVE - FACED W/ 23% WATER INCREASE, THEY ARE ALREADY CRYING! OCEAN CREST & NEPTUNE HARVEST LIKE ALL REMAINING FISH BUSINESSES (DESPITE THE POSITIVE SPIN) ARE STRUGGLING TO FILL THEIR FRESH FISH ORDERS FOR LOCAL RESTAURANTS, NEPTUNE HARVEST FERTILIZER IS DEPENDENT ON FISH WASTE (DIMINISHING) ~~MEASURE~~ AS WE AWAIT THE LATEST INDUSTRY QUOTA REDUCTIONS FROM ON HIGH (NOOP).

IN MY LIFETIME MAJOR WATERFRONT FISHERY RELATED INVESTMENTS WERE (2) FISH PIECE GORTON'S SEAFOOD KITCHEN (CENTER) IN THE 1950'S + 3 NOW OBSOLETE HUGE FREEZERS, ITS BEEN DOWNHILL SINCE ^{THE} MID 1960'S. - NOW WE HAVE A LOCAL INVESTOR - SEEKING TO COMMIT 75 MILLION IN AN OBSOLETE WATERFRONT EYESORE, NO TIE'S NO STRINGS ATTACHED - THIS IS AN OPPORTUNITY THAT CAN'T BE PASSED BYE!

THE DAYS OF SAIL IN GLOUCESTER ARE OVER!

Ron Gilson

My interest in seeing rezoning that will allow a hotel at the Birdseye to become a reality is the same as it is for I4-C2, the Paint Factory and the way it was when I supported Gloucester Crossing which had nothing to do with the waterfront but so many of the same people opposed.

I am for jobs for our City. I am for economic development and more taxes being paid to our City to support strong schools, better roads and better sewer systems along with all the benefits all Gloucester residents will receive when there is money to support our public financial responsibilities.

I am not one of these people who would like to erect a gate at the bridge and only allow people that were born here the right to come here and buy a piece of property and raise a family. I do not equate people that make money as being the devil. Are there rich people that are true jerks? Absolutely, but there are plenty of rich people who are some of the nicest people you would meet just as there are some poor jerks and poor sweethearts.

It isn't a class war for me 24/7.

If we kept to the way of thinking that we don't want any other people coming to Gloucester we wouldn't have these people-

Carolyn Kirk –Mayor That Balanced our Budget and Raised Our Bond Rating

Dawn Gadow- Director of Art Haven

Ken and Nicole Duckworth- Proprietors of the #1 Zagat Rated Restaurant in The Northeast

Donna Ardizzoni- Founder of The One Hour at a Time Gang

Maggie Rosa- Gloucester Education Foundation and Save City Hall

Marty Luster- GMG Contributor and Photog Extraordinaire

Vickie and Peter Van Ness- Creators of Celebrate Gloucester Music Festival and people who organized The Joe Garland Tribute

Ed Collard- Major Builder of The Lobster Trap Tree and One Hour at A Time gang Member and anywhere there is a community need you see Ed helping out.

Melissa Cox- Ward Councillor and One Hour at a Time Gang Member

John McElhenny- A member of Gloucester's Open Space and Recreation Committee, board of directors of the Sawyer Free Librar and PR for Gloucester

Frieda Grotjahn- owner Again and Again Sailbags in East Gloucester Square.

and so many more people that came here because they loved it.

You won't stop these types of people from coming here and quite frankly I hope they don't stop coming. Communities change and not all change is bad.

Speaking about Sheree deLorenzo and Jim Davis as if they were the devil is absurd to me. It baffles me how you could poo poo the generous donation of \$500,000 to rebuild Newell Stadium by Jim Davis saying that he should somehow give more??? That sure isn't chump change to anyone. Really? Sheree DeLorenzo at Cruiseport took a derelict property, turned it into hundreds of jobs and supports hundreds of vendors all while maintaining the waterfront at her and Jim Davis' property for Marine Industrial use. **Not one fishing boat was ever asked to leave. But the rhetoric from the anti folks would have you believe that she is displacing fishing boats or marine industrial activity. Lies and slander.**

Instead of demonizing her I'd think that she and Cruiseport should be celebrated as a model of how marine industrial can coexist alongside and even on the same property. Cruiseport is living proof.

Want more proof? Look at the Giacalone's Fisherman's Wharf which is directly next to Latitude 43's outdoor restaurant deck and the Gloucester House. By the way of obstructionists thinking you would be reading about police reports on a daily basis because they can't coexist. But THEY DO AND HAVE!

More? Brown's Yacht Yard next to International Lobster. OMG how do they do it? I'm surprised they don't have daily riots over there because they simply can't coexist! Guess what? They have. For decades.

The people that would have nothing happen here would have told Sam Park to screw and every family of Gloucester would be paying at least \$2500 a year more in grocery bills because we were at the mercy of Stop and Shop and Shaws who were RAPING US.

I4-C2 did not have a single bidder for that property after it went out for bid from the City. Not one. That speaks volumes. As they say, put up...

I'd like to see one example where Sheree or Mac Bell twisted someone's arm to sell their property. I hear people use the words "Forced to sell" When??? Show me when.

Change is going to happen and we can have a say in it instead of blocking it and blocking it and blocking it and coming up with places like I4-C2 vacant instead of providing jobs and taxes. Every year that goes by is a year that taxes could have been collected to pay for better schools or to keep our Fire Stations Open. The Paint Factory, still vacant unless a magical 10 million drops into the laps of Ocean Alliance.

I'm not sure how people could not want money to pay for better schools and take care of the City Infrastructure and how the disconnect between responsible economic development with the increase in taxes and jobs pays for these needs to support our City.

I'd say selling our soul would be to not embrace change by recognizing that you don't have to displace fishing boats to allow uses that create jobs on the upland parts of these properties. Selling our soul would be to accept anything less.

I think that as long as we don't displace fishing boats from their berths that there is plenty of waterfront to offload the incredibly consolidated fishing fleet and to not recognize that the fleet has been radically consolidated is to misrepresent the situation.

If you don't want these people from out of town to come here any more you should rail against The Downtown Block Parties, rail Against our Beautiful Beaches, rail against all of the Awesome Community Events we have, rail against the Art Scene, rail against the Farmer's Market. These are the fantastic things that are bringing people here. People love it here and aren't going to stop coming. Communities change, communities evolve.

The biggest crime against our community IMO is not supporting initiatives for jobs and to better our schools and public safety through an increased tax base. That my friend would be selling out by not wanting opportunities for the best schools and public safety for our community.

I say that the people that are living with the best views in the city on the Fort and not paying what normal waterfront residential taxpayers pay makes it harder to support our school system. It makes it harder to fill in the potholes and it makes it more difficult to pay to keep the outlying fire stations open.

Allowing for responsible development would provide the jobs and provide the tax base so that the tax burden on residents around the entire city wouldn't have to bear the brunt of it.

Most of the fishermen that I speak to on a daily basis tell me. That they don't see a problem with it as long as their boats are not being displaced.

Clarence Birdseye- Born In Brooklyn NY. God bless yet another out of townner ho came here and made a difference

Joey Ciaramitaro

Captain Joe and Sons

95 East Main St

Gloucester MA

March 15, 2015

To whom it may concern,

We, Pasquale, Catherine and Joseph Palmisano own the property at 29 Commercial Street, which abuts the Chamber of Commerce at 33 Commercial Street. We understand that there is a proposed hotel overlay for the 33 and 45-61 Commercial St. brought forth by Beauport Gloucester LLC.

What concerns us is this quote from the Gloucester Daily Times on March 15, 2012 which states:

The company, according to the proposal, asks for **all** buildings and structures permitted in the overlay district to have a minimum square footage of 40,000 square feet, with a maximum height of 75 feet. Why **all** buildings and structures?

The article also states "While the company wants to build a hotel on the site, it hasn't released concrete plans for it, only a sketch outlining showing the four floors and a retained or rebuilt Birdseye tower, which rises to about 75 feet."

We understand in order to retain or replicate the tower it would require the 75' variance but we see no reason for this height allowance to be permitted in any other buildings in the overlay area.

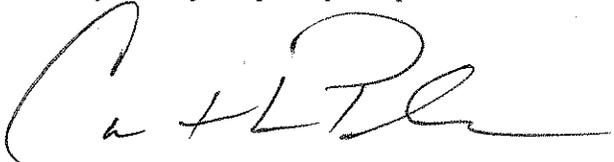
We would like it known that we vehemently oppose a height restriction of 75 feet for the property at 33 Commercial Street. This would negatively impact our property by not allowing natural light into our living space and does not conform within the other surrounding and abutting structures.

We also would like to know:

1. Why is 33 Commercial included in Beauport LLC project when, it is not owned by Beauport LLC? Shouldn't 33 Commercial Street apply for its own separate variances?
2. We have seen and heard about preliminary plans for 45-61 Commercial Street why haven't we seen or heard any plans referring to 33 Commercial Street. Preliminary plan don't seem to include 33 Commercial St.
3. Are we planning for one or two hotel at this site?

The last question is, being abutters, why have we **not** received any notices of the meetings on March 12th and 15th. We have never had this problem in the past.

Thank you for your prompt response,



Catherine Palmisano
72 Riverview Rd
Gloucester, MA
978-790-1569

1 NAME IS ANNETTE TARANTINO I LIVE AT 2 FORT
2. I WAS BORN AND RAISED AT 26 FORT SQ
D MY GRANDMOTHER LIVED AT 16 1/2 FORT
HERE MY COUSIN LIVES TODAY.

I WASN'T GOING TO WRITE A LETTER
TIL I HEARD THESE SIX WOMEN TALKING
' MARKET BASKET, THEY WERE ALL TALKING
HOW THEY WERE GOING TO AND HOW ONE
READY DID I WRITE LETTERS HOW THEY
THOUGHT THE FORT WAS A GREAT PLACE
FOR A HOTEL AND COME UP WITH FALSE
REASONS WHY IT WAS SUCH A BEAUTIFUL
PLACE FOR A HOTEL, THE REASON WHY I SAY
FALSE IS BECAUSE THESE WOMEN WERE ALL
SMILING AND LAUGHING AS THEY WERE
TALKING. THEY KEPT TALKING AND THEY SAID
I DIDN'T CARE WHERE THE HOTEL WAS
AS LONG AS IT WASN'T IN THEIR NEIGHBORHOOD!
I DON'T KNOW WHERE THESE LADIES LIVE I
D ONLY GUESS BECAUSE THERE ARE ONLY
OTHER PERMITS. PULLEN S. THEIR

SON AS THEY DO NOT WANT AS THEY HAVE
S AND THE KID PLAY IN THE STREET, IT
LD BRING MORE TRAFFIC. WE HAVE A
TE LITTLE PLACE AND IF THAT MEANING
IL GOES THERE THE TOURIST ARE GOING
ET LOST THEY'LL BE DRIVING ALL OVER
PLACE, AS THE CONTINUE TO LAUGH.

- MORE I LISTENED THE MORE MAD I
- THAT THEY DIDNT KNOW HOW IMPORTANT
- WAS AND WHAT IT MEANT TO ME.
- EV ARE CONCERN ABOUT TRAFFIC.!!

E A LOOK AND I MEAN A GOOD LOOK
ANN'S (Mulcahey) Traffic Report
have been dealing with this since we
re kids!!) This is one reason here
ie why we shouldn't have the Hotel.

I beg you. AS YOU READ YOUR LETTERS
careful WHAT YOU READ. AND ONCE
IN. Please DONT CHANGE THE THIS

- FEEL WE WILL LOSSE OUR CULTURE
EVERYTHING INS STAIN FINL.