



CITY OF GLOUCESTER PLANNING BOARD MINUTES November 1, 2012, 7:00 P.M.

Kyrouz Auditorium, City Hall, 9 Dale Avenue, Gloucester
Richard Noonan, Chair

Members Present: Rick Noon, Marvin Kushner, Linda Charpentier, Henry McCarl, Karen Gallagher, Mary Black – vice chair- **Absent**, Joe Orlando- **Absent**
Staff: Gregg Cademartori, Acting Community Development Director

I. ANR Applications

1. The City of Gloucester to create an unbuildable lot from **32 Leslie O'Johnson Road** (Gloucester High School) to be combined with **26 Centennial Avenue** (Newell Stadium) (Assessor's Map 19 Lot 1 & Map 4 Lot 1).

Mr. Cademartori explained that the purpose of the proposed lot line adjustment was to ensure that the Newell Stadium project was all contained in one lot separate from the lot that contains the High School. There is no proposed change to access or required area for either municipal use.

Motion by Member Kushner: That the subdivision control law does not apply to the proposed division at 32 Leslie O'Johnson Road.

Second: Member McCarl

Vote: 6-0

2. Essex County Greenbelt Association to divide **93 Quarry Street** into two lots with one unbuildable lot to be restricted for conservation purposes (Assessor's Map 163 Lot 1).

Mr. Cademartori explained that the purpose of the lot division was to prepare the boundaries of a lot to be governed by a Conservation Restriction to be held by the Essex County Greenbelt Association for trail access and conservation purposes.

Motion by Member Kushner: That the subdivision control law does not apply to the proposed division at 93 Quarry Street.

Second: Member McCarl

Vote: 6-0

II. Other Business

1. Riverdale Place Subdivision Release of Lot

Mr. Cademartori explained that an addition lot release is requested for sale in the Riverdale Subdivision (AKA Lupine Lane). Similar to the last couple of requests few items remain including top course of pavement. The applicant would like to hold off on paving unit additional lot development is completed. There are several lots still governed by the covenant and soon it may make sense to switch to a bond for outstanding items.

Motion by Member Charpentier: To approve the release from covenant request for Riverdale Place Subdivision.

Second: Member McCarl

Vote: 6-0

2. CPA Update

Ms. Gallagher informed the Board that the process continues on the current round of applications. The CPC has made its recommendations to the City Council and the Budget and Finance committee is completing its review. The CPC has also received an off cycle request for funding for a portion of the Newell Stadium project.

III. Adjournment

Motion by Member McCarl: Motion to adjourn, with the next regularly scheduled meeting on November 15, 2012.

Second: Member Kushner.

Vote: 6-0