



CITY OF GLOUCESTER
PLANNING BOARD
MEETING MINUTES

March 7, 2013 - 7:00 P.M.

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

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

Staff: Gregg Cademartori, Planning Director, Pauline Doody, Recording Clerk

Also Present: Tom Daniel Community Development Director

I. BUSINESS

- A. Call to Order with a Quorum of the Planning Board
- B. Introduction of Planning Board Members and Staff
- C. Approval of Planning Board Minutes of February 7, 2013

Motion: To approve the minutes of February 7, 2013.

1st: Henry McCarl

2nd: Marvin Kushner

Vote: Approved 6-0 with Ms. Black abstaining

- D. In accordance with Charter Section 5.3(d) Review and Recommendation of Community Development Director, Tom Daniel

Mr. Noonan introduced Tom Daniel, Community Development Director to the board. Mr. Daniel gave a synopsis of his work experience.

Mr. McCarl spoke of Gloucester struggles with it fishing ties and asked Mr. Daniel how he may see the future of Gloucester

Mr. Daniel stated his beliefs to the board saying he would like to share a vision with the citizens of Gloucester. Mr. Daniel stated he believes in the process and the public process for everyone to discuss ideas and express concerns.

Motion: To recommend the endorsement of Tom Daniel to City Council for Community Development Director

1st: Mary Black

2nd: Joe Orlando

Vote: Approved 7-0

II. PUBLIC COMMENT - None

III. CONSENT AGENDA

IV. Continued PUBLIC HEARINGS

In accordance with MGL Chapter 40A, Section 9, and City of Gloucester Zoning Ordinance, Sections 1.8.3 and 5.21, the Planning Board is to consider the application from Kathleen Stavis as Trustee for Fort Hill Avenue Realty Trust, for a Common Driveway Special Permit at 48 Fort Hill Avenue (Assessors Map 136, Lot 47). (*Continued to March 21, 2013*)

Motion: To continue the application for Kathleen Stavis as Trustee for Fort Hill Avenue Realty Trust, for a Common Driveway Special Permit at 48 Fort Hill Avenue (Assessors Map 136, Lot 47).

1st: Henry McCarl

2nd: Linda Charpentier

Vote: Approved 7-0

In accordance with MGL Chapter 40A, Section 9, and City of Gloucester Zoning Ordinance, Sections 1.8.3 and 5.21, the Planning Board is to consider the application from Stoneleigh Gardens, LLC for two Common Driveway Special Permits at 215 Magnolia Avenue (Assessors Map 207, Lot 17).

Motion: To continue the application from Stoneleigh Gardens, LLC for two Common Driveway Special Permits at 215 Magnolia Avenue (Assessors Map 207, Lot 17) to March 21, 2013.

1st: Henry McCarl

2nd: Linda Charpentier

Vote: Approved 7-0

In accordance with MGL Chapter 41 Section 81-S and the Planning Board's Rules and Regulations Governing the Subdivision of Land in Gloucester, the Planning Board shall review a Preliminary Subdivision Plan for the land located at **41 Whittemore Street** (Assessors Map 21 Lot 7) submitted by The McNiff Company, LLC.

Motion: To continue the review of the Preliminary Subdivision Plan for the land located at 41 Whittemore Street (Assessors Map 21 Lot 7) submitted by The McNiff Company, LLC., to March 21, 2013.

1st: Henry McCarl

2nd: Linda Charpentier

Vote: Approved 7-0

Mr. Noonan opened the public hearing at 7:17pm

V. New PUBLIC HEARING

In accordance with MGL Chapter 41 and the Planning Board's Rules and Regulations Governing the Subdivision of Land in Gloucester, the Planning Board shall review a Definitive 2-Lot Subdivision Plan for the land located at **Dornell Road** (Assessors Map 242 Lot 13) submitted by Dornell Vitale Realty Trust.

Presenter: John Judd Gateway Consultants

Mr. Judd reviewed the site plan with the board stating it is a 60,000 s.f. parcel. The applicant would like to create one lot to create two buildable lots; 33,000 s.f. and 27,000 s.f. There will be two proposed dwellings with 18 foot wide access way. There is 135 ft of 18 ft wide pavement and a T turnaround of 165 ft for emergency vehicles. Mr. Judd explained the drainage plan. There is a steep slope with an existing drainage ditch at the rear of the properties. A grass treatment swale will be added to improve drainage.

Mr. Cadematori stated the applicant submitted the subdivision plan to the Health Department states there is an exemption for the size of the subdivisions and the regulation do not apply with the combined sewage is less than or equal to 1500 gallon per day. There is approval from the Board of Health

Paul Keene provided a memorandum with some slight revisions to plan. The revisions focused on the intersection with the proposed road and Cedarwood road regarding fire access.

Mr. Judd stated that Mr. Keene pointed out additional potential waiver requests which he will support.

Mr. Cademartori asked how tying in to the proposed drainage connection was evaluated.

Mr. Judd stated the intent is not to increase any rate of runoff into the road. A 12 inch pipe will be installed, and 6 foot wide swales will provide treatment and storage.

Raphl Pino, 46 Middle St.

Attorney Pino stated that the subdivision was filed in 1956. The proposed lot was 7 lots at that time. All of lots of the subdivision have rights of way and have rights to access all of the ways.

Public Comment:

Francis Lewis ,136 Concord Street

Mr. Lewis stated concern with the drainage. He stated the area cannot handle any more water coming down the hill. The drains just fill up. The brook overflows from time to time. The water gets to bottom of the hill and starts to spread.

Mr. Judd stated there are two catch basins at the edge of Cedarwood Road. The existing catch basins are maintained by the city.

A site walk will be scheduled for the week of March 20 at 5:30pm.

Motion: To continue the review a Definitive 2-Lot Subdivision Plan for the land located at Dornell Road (Assessors Map 242 Lot 13) submitted by Dornell Vitale Realty Trust to March 21, 2013.

1st: Mary Black

2nd: Henry McCarl

Vote: Approved 7-0

VI. Other Business

CPA Update

Ms. Gallagher updated the board stating the CPA is in the 4th round of funding. There are requests for 1.3 million. The CPC has 400,000 in funding. Two public hearings are scheduled; March 19 and April 2, to be held at the Sawyer Free Library, Friend Room. There have not been any community housing applications but 10 % of the funds have to be set aside for it.

Mr. Cardemartori reported the Planning Board approved the release of 7 lots in the Riverdale subdivision. There is a request to release of the final 3. There are still 7 lots in development in the covenant.

Mr. Noonan reported on the Harbor Planning Commission stating there was a unanimous vote to petition the mayor's office. There is an E boundary review of the designated port to determine what belongs in our DPR and what doesn't.

VII. ADJOURNMENT

Motion: To Adjourn

1st: Joe Orlando

2nd: Henry McCarl

Vote: Approved 7-0

VIII. NEXT MEETING

Next regular meeting of the Planning Board March 21, 2013

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