



CITY OF GLOUCESTER
PLANNING BOARD
MEETING MINUTES

February 6, 2014 - 7:00 P.M.

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

Members Present: Rick Noonan, Chair, Mary Black, Vice Chair, Joe Orlando, Linda Charpentier, Henry McCarl

Staff: Gregg Cademartori- Planning Director, Matt Coogan- Senior Planner, Pauline Doody- Recording Clerk

I. BUSINESS

- A. Call to Order with a Quorum of the Planning Board
- B. Introduction of Planning Board Members and Staff
- C. Approval of Minutes of January 16, 2014

Ms. Black asked that the minutes reflect that there was a quorum present for the public hearing that she had recused herself from.

Motion: To approve the minutes for January 16, 2014 with the correction as requested.

1st: Linda Charpentier

2nd: Henry McCarl

Vote: Approved 5-0

II. PUBLIC COMMENT – None

III. CONSENT AGENDA

Planning Board to consider the *Approval Not Required* Plan submitted by S&S Stanwood Point Realty Trust to adjust the common lot line between **2 & 6 Stanwood Point** (Assessors Map 230, Lots 69 & 163).

Mr. Cademartori stated that there is a small parcel A on Lot 1A which contains 4626 s.f. The intention is to transfer it from the parent lot of 2A. It does not affect the frontage or lot area requirement of the R20 district. Immediately after the division of Parcel A, it will be conveyed to lot 1A.

Motion: The subdivision control law does not apply to the Approval Not Required Plan submitted by S&S Stanwood Point Realty Trust to adjust the common lot line between 2 & 6 Stanwood Point (Assessors Map 230, Lots 69 & 163).

1st: Henry McCarl

2nd: Joe Orlando

Vote: Approved 5-0

Planning Board to consider the *Approval Not Required* Plan submitted by 1 Stanwood Point Trust to divide one lot into three at **6 Stanwood Point** (Assessors Map 230, Lot 163).

Mr. Cademartori stated he received a request for continuance to March 6, 2014.

Motion: To continue the application for the Approval Not Required Plan submitted by 1 Stanwood Point Trust to divide one lot into three at 6 Stanwood Point (Assessors Map 230, Lot 163) to March 6, 2014

1st: Henry McCarl

2nd: Mary Black

Vote: Approved 5-0

Planning Board to consider the *Site Plan* submitted by 39 Sargent Street LLC for the construction of three storage unit buildings and one contractor storage building at **39 Sargent Street** (Assessors Map 33, Lot 4).

Mr. Cademartori stated he received a request for a continuance to February 20, 2014.

Motion: To continue the application for the Site Plan submitted by 39 Sargent Street LLC for the construction of three storage unit buildings and one contractor storage building at 39 Sargent Street (Assessors Map 33, Lot 4).

1st: Linda Charpentier

2nd: Mary Black

Vote: Approved 5-0

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, Gloucester Planning Board to hold a public hearing to consider the application from Stoneleigh Gardens, LLC for a *Common Driveway* Special Permits at **253-255 Magnolia Avenue** (Assessors Map 207, Lots 46 & 47).

Mr. Cademartori stated he received a request for continuance from Attorney Mark Nestor to February 20, 2014.

Motion: To continue the public hearing for Stoneleigh Gardens, LLC for a Common Driveway Special Permits at 253-255 Magnolia Avenue (Assessors Map 207, Lots 46 & 47).

1st: Joe Orlando

2nd: Linda Charpentier

Vote: Approved 5-0

In accordance with Section 2.2.7 of the Rules and Regulations Governing the Subdivision of Land in Gloucester, Gloucester Planning Board to hold a public hearing to consider the application from Andrew Spindler-Roesle for a *Road Improvement Plan* at **Windemere and Briar Roads**, (Assessors Map 70 Lots 41 and 50).

Presenter: Attorney Mark Glovsky 8 Washington Street Beverly, MA.

Attorney Glovsky reported that progress has been made with the application and Paul Keene is comfortable with the revised plan. One item that has not been addressed is the fire chief's request that a portion of the turnaround be paved. Attorney Glovsky pointed out to the board that numerous improvements will be made which include; a new sewer line, the water line will be replaced, the Windermore portion of the roadway is being extended 20', widened and paved, and the gravel portion of the turnaround will be extended and widened to 16 feet. It will be sufficient to support a fire truck. The improvements as proposed are adequate.

Mr. Cademartori stated that a revised plan was received dated 1-31-14. Paul Keene is comfortable with the proposed sewer upgrade, and the extension of the water service to the area and a hydrant for fire flow. Also submitted was a reiteration of the improvements providing the necessary width and geometry for the navigation of the fire truck in the area. The original review from the fire chief requested that the Briar Road layout be paved. Charlie Wear submitted a letter with his opinion that with the improvements proposed that the extension of the road as a gravel

surface will be adequate. It is the remaining issue for the board to consider. The Fire Chief has expressed his concern about providing access to the area and to ensure that the area be maintained for the purposes of the turnaround

Attorney Glovsky stated that from the neighborhood standpoint, the gravel surface is more appealing. The drainage will also be better with a gravel surface. He stated he understands the requirement for pavement if this was a request for a subdivision.

Mr. Noonan stated he felt that there was reasonable confidence to move forward after seeing the activity with this application.

Public Comment: None

Motion: To approve the Road Improvement Plan at Windemere and Briar Roads prepared by Meridian Associates with the 4 sheet plan set dated 1-31-14 (Assessors Map 70 Lots 41 and 50

1st: Joe Orlando

2nd: Linda Charpentier

Vote: Approved 5-0

V. Other Business

1. Harbor Plan Update

Mr. Noonan reported to the board that the management group at the state level returned comments on the boundary review for the designated port for Gloucester. It holds a lot of work for the future for the city. There is a meeting on February 24 where CZM will hold a public hearing to further discuss taking two parcels out of the DPA. It presents an opportunity to be more involved at the local level.

2. Planning Division Updates

Mr. Cademartori reported that a series of meetings will be conducted during mid - March that will focus on downtown. Meetings were held in the fall to get public input regarding where people would like to see things move in the downtown area. Most of the comments received focused on infrastructure improvements. We have partnered with MAPC and will work with them to expand on the analysis.

VI. ADJOURNMENT

Motion: To adjourn

1st: Henry McCarl

2nd: Joe Orlando

Vote: Approved 5-0

VII. NEXT MEETING

Next regular meeting of the Planning Board February 20, 2014