



CITY OF GLOUCESTER

PLANNING BOARD

MEETING MINUTES

March 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, Doug Cook, Shawn Henry, Henry McCarl

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

The meeting was called to order at 7:01 p.m.

I. BUSINESS

A. Approval of Minutes of February 6, 2014

Mr. Noonan requested a word correction in section 1 to read “ state level returned”.

Motion: To approve the minutes of February 6, 2014

1st: Mary Black

2nd: Henry McCarl

Vote: Approved 5-0 with Mr. Cook and Mr. Henry abstaining.

II. PUBLIC COMMENT - None

III. CONSENT AGENDA

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).

Presenter: Attorney Debra Eliason, Eliason Law Office, 63 Middle St.

Attorney Eliason introduced John Judd from Gateway Consultants as the engineer for the project and Eric Lociano, as the manager of the property.

Attorney Eliason stated that the applicant has met with city officials and there have been revisions to the plan at their suggestion. The site is zoned general industrial. The major revision is to building D. 4 storage unit buildings will be constructed and they are allowed as of right. There is no off street requirement for parking for storage unit buildings, however, there will be 3 guest parking spaces with one being a handicap space. The proposal is to construct 4 buildings. The lighting has been designed to minimize the impact to the residential abutters. All of the buildings are under the 40 height that is allowed in this zone. Historically, the property has been used as outside storage and the storage will now be brought inside. It will clean up the site and improve the neighborhood. Revisions were also made to accommodate the Fire Department for a better swing of emergency service vehicles. Attorney Eliason stated that the applicant is seeking a waiver of section 5.8.7 subsection G as it relates to drainage.

John Judd, Gateway Consultants

Mr. Judd explained to the board that the site is 100% paved. Drainage has been implemented behind building D to make an attempt to mitigate offsite sheet flow. The waiver is requested because there is no increase in the impervious area of the property.

Mr. Cademartori explained that much of the focus of review was on the utility design and the use of the buildings. The fire department review does have fairly limited access with only 20 feet of frontage and the concern was whether or not the original alignment would allow any of the larger fire apparatus to access the site. The hydrant location and the access to the site are satisfactory to the fire chief. Prior to the issuance of a building permit, the sprinkler system must be designed by a fire protection engineer. The final design of water utility for the hydrants and the suppression system needs to be refined prior to issuance of permit. Prior to

occupancy the water utility system is to be certified and tested and as built plans and drainage plans be submitted to the city

Mr. Noonan stated there are 5 conditions presented in the memo with only building D to be sprinkled.

Motion: To grant a waiver from section 5.8.7 G for a submission of a full drainage analysis.

1st: Mary Black

2nd: Shawn Henry

Vote: Approved 7-0

Motion: Approval of the site plan review submitted by 39 Sargent Street LLC with a plan revision date through 3-4-14 with stated conditions

1st: Henry McCarl

2nd: Linda Charpentier

Vote: Approved 7-0

JOINT MEETING WITH CITY COUNCIL PLANNING AND DEVELOPMENT STANDING COMMITTEE

Members Present: Councilor Greg Verga, Chair, Councilor Paul Lundberg, Vice Chair, Councilor Steve Leblanc

Also Present: Councilor Paul McGeary, Councilor William Fonvielle, Councilor Melissa Cox, Councilor Jackie Hardy, Councilor Sefathia Romeo-Theken

II. SITE PLAN REVIEW & MAJOR PROJECT SPECIAL PERMIT REVIEW

In accordance with Sections 5.7.5, 5.8 and 5.26 of the Gloucester Zoning Ordinance, the Planning Board to review the modified City Council Special Permit application under the provisions of Major Project and Site Plan Review, submitted by Beauport Gloucester, LLC for a hotel development at 47-61 Commercial Street (Assessors Map 1, Lot 33).

Councilor Gregg Verga, Chair of the Planning & Development Committee introduced the committee members and stated for the record that there was a quorum of the City Council present.

Mr. Noonan opened the joint meeting.

Presenter: Attorney John Cunningham

Attorney Cunningham stated that the original hotel design has been modified and upon the approval of the revised plans all appeals will be dismissed and the project can move forward. The modified plans are a better design for neighboring needs. The plan modifications fall in 2 categories: additional setbacks from Commercial St for the hotel levels above the parking deck and moving the seawall further landward. The changes have affected the original building design. The height is the same and the tower is the same, however it is integrated into the building. The seawall has been moved 10' landward which allows an increased area of beach/sand and replaces the concrete walkway. The number of rooms has decreased from 101 to 96.

A power point presentation was given to show the hotel changes. The footprint is essentially the same.

- Lobby area extended
- Parking layout meets all of standards
- Utilities have been moved to an upper level
- Seawall has been moved back- Pavillion Beach will be 20' wider
- Hybrid dune pilot project
- Generator has been relocated to the Commercial St side and moved to an upper level.
- Commercial St sidewalk to facilitate to commercial traffic ; A special permit is being requested authorized by section 5.25.7 to reduce front yard setback from 10' to 5' to allow for roadway widening. The concept is to give more space for commercial traffic.
- Roof will have asphalt shingles. Pool is smaller and is in roof area.

An agreement was made with the Port Community Alliance to propose to the City that the deed to the beach held in escrow, be amended to eliminate the reserved easement beyond the property line /building line. There are ongoing discussions with the Mortillaro's concerning the metal building. If the parcel is acquired, it would not be used to expand the hotel building, but to enhance loading dock and traffic flow. A condition of the special permit is to provide ample overflow valet& employee parking. Mr. Cunningham explained that 50 spaces are required for parking off site and negotiation to purchase a property at 99 Essex Ave is currently being pursued. He asks City Council to acknowledge, upon the delivery of a copy of the deed to the building inspector, that the provision of overflow parking be satisfied. The project would be started in late spring.

Mr. Cadmartori explained that the plan modification have been submitted to all appropriate departments. Feedback from the various departments has not yet been received for discussion at tonight's meeting.

Planning & Development

Councilor Verga asked if construction jobs will be open to local workers

Lee Dellicker, Windhover Development

Mr. Dellicker stated that there is every intent in giving priority to qualified local people.

Mr. Noonan asked for more information regarding the Hybrid Dune Pilot Program.

Mr. Dellicker stated there has been a difference of opinion whether the dune was the right solution for the project. A compromise was reached with the PCA to create a 20x30 area of dune to see if a dune better protects the beach than the seawall.

Councilor Verga asked the Planning & Development Committee to vote to advertise for public hearing.

Motion: To advertise for public hearing.

1st: Steve LeBlanc

2nd: Paul Lundberg

Vote: Approved 3-0

Motion: Planning & Development to adjourn

1st: Paul Lundberg

2nd: Steve LeBlanc

Vote: Approved 3-0

Motion: Planning Board to continue the review of the modified City Council Special Permit application under the provisions of Major Project and Site Plan Review, submitted by Beauport Gloucester, LLC for a hotel development at 47-61 Commercial Street (Assessors Map 1, Lot 33) to March 20, 2014.

1st: Henry McCarl

2nd: Linda Charpentier

Vote: Approved 7-0

III. 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 this application will most likely be withdrawn.

Motion: To continue the 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) to March 20, 2014.

1st: Mary Black
2nd: Doug Cook
Vote: Approved 7-0

IV. Other Business

1. CPA Update
Mr. Orlando stated he has attended one meeting and there is another on the 25th.

V. ADJOURNMENT
Motion: To Adjourn
1st: Henry McCarl
2nd: Joe Orlando
Vote: Approved 7-0

VI. NEXT MEETING
Next regular meeting of the Planning Board March 20th, 2014