



CITY OF GLOUCESTER PLANNING BOARD

DRAFT MEETING MINUTES

April 3, 2014 - 7:00 P.M.

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

Members Present:, Mary Black, Vice Chair, Henry McCarl, Shawn Henry, Linda Charpentier, Doug Cook, Rick Noonan, Chair – **Absent**, Joe Orlando- **Absent**

Staff: Gregg Cademartori, Planning Director, Matt Coogan, Senior Planner

I. BUSINESS

- A. Call to Order with a Quorum of the Planning Board
Ms. Black opened the meeting at 7:00 PM
- B. Introduction of Planning Board Members and Staff
- C. Approval of Minutes of March 20, 2014

Motion: To approve the minutes of March 20, 2014.

1st: Shawn Henry

2nd: Linda Charpentier

Vote: Approved 4-0

II. PUBLIC COMMENT - None

III. CONSENT AGENDA

Michael Carrigan to divide one lot into two with the second to be combined with adjoining land to create two building lots at **40 & 42 Riverview Road** (Assessors Map 94 Lots 60 & 61).

Mr. Cademartori explained that the application was to divide one lot into two and transfer a portion of lot B to Lot A.

Motion: The subdivision control law does not apply to the Approval Not Required Plan submitted by Michael Carrigan to divide one lot into two with the second to be combined with adjoining land to create two building lots at 40 & 42 Riverview Road (Assessors Map 94 Lots 60 & 61).

1st: Doug Cook

2nd: Hank McCarl

Vote: Approved 5-0

Request for Extension (“Request for Modification – Extension of time to initiate work”) by Summer House Associates and Carrigan Enterprises for the Cluster Development known as Annisquam Woods located at **7A and 17 Hutchins Court** (Assessors Map 125 Lot 71 and Map 115 Lot 30).

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

Attorney Eliason stated that Annisquam Woods is a fully permitted cluster dev. The special permit is set to expire on October 15, 2015. Summer House Associates and Carrigan Enterprises are requesting a 1 year extension because of a pending purchase of a portion of land by Essex Greenbelt. The purchase would result in a remainder 4 acres of land to be developed. Essex Greenbelt will be raising funds in order to make the purchase. The applicant would need extra time in the case that Essex Greenbelt is unable to obtain the funds and cannot make the purchase. Therefore, they are requesting a permit extension to October 15, 2016. The order of conditions under the permit would also be extended.

Mr. Cademartori stated that if the purchase of land by Essex Greenbelt is completed, the applicant would need to file an ANR for the remaining 4 acres of land.

Motion: To approve the Request for Extension (“Request for Modification – Extension of time to initiate work”) by Summer House Associates and Carrigan Enterprises for the Cluster Development known as Annisquam Woods located at 7A and 17 Hutchins Court (Assessors Map 125 Lot 71 and Map 115 Lot 30).

1st: Hank McCarl

2nd: Doug Cook

Vote: Approved 5-0

IV. Other Business

- 1) Endorsement of Approval Not Require Plan dividing one lot into two at **24 & 26 Wonson Street** (Assessor’s Map129 Lot 9).

Mr. Cademartori: The mylar for this approved ANR plan had to be approved by land court and required the signatures of board members.

V. ADJOURNMENT

Motion: To adjourn

1st: Henry McCarl

2nd: Shawn

Vote: Approved

VI. NEXT MEETING

Next regular meeting of the Planning Board May 1, 2014