



**CITY OF GLOUCESTER  
PLANNING BOARD  
MEETING MINUTES  
Thursday March 18, 2010**

**Members Present:**

**Rick Noonan, Chairperson  
Mary Black, Vice Chairperson  
Marvin Kushner  
Henry McCarl  
Shawn Henry  
Karen Gallagher**

**Staff:**

**Gregg Cademartori, Planning  
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

**II. APPROVAL OF MINUTES**

- A. Meeting Minutes of March 4, 2010 – continued to April 1, 2010.

**III. PUBLIC COMMENT- None**

**IV. PUBLIC HEARING**

In accordance with MGL Ch. 40A, Section 5, and Section 1.11 of the Gloucester Zoning Ordinance, the Gloucester Planning Board shall hold a public hearing to consider the following proposed amendments to the Gloucester Zoning Ordinance: in Section 2.3.1 Other Principal Uses the introduction of: Use #8 Commercial land-based wind energy conversion facilities, which would permit commercial wind turbines in the R-80, R-40 and R-30 residential districts by City Council Special Permit; Use #9 Commercial land-based wind energy conversion facilities on city-owned land, which permit commercial/municipal wind turbines on city-owned land by City Council Special Permit; and Use #10 Temporary monitoring tower for use numbers 9&10, which would permit the erection of temporary monitoring towers in districts permitting commercial wind turbines, by issuance of a building permit. Additionally, amendments are proposed to Section 5.22.3 Applicability and 5.22.6 Special Permit Regulations of Section 5.22 Commercial Land-base Wind Energy Conversion Facilities ordinance, to reflect that the review of proposed wind turbines under Use # 9 & 10 must follow section 5.22 along with additional requirements.

**Copies of the full text of the proposed amendments are available for viewing at the Community Development Office, 3 Pond Road, and at the City Clerk's Office, 9 Dale Avenue.**

**Mr. Noonan** opened the hearing stating that all interested persons will have the opportunity to be heard after the presentation by state. The order of testimony will begin with those in favor of the proposal, then those in opposition, and conclude with rebuttal and discussion of the board.

**Mr. Cademartori** gave an overview of the proposed ordinance amendments with a power point presentation stating that although these proposed amendments originated with the board he believed it would provide the public background on the ordinances and why the proposals have been developed. The copy of the presentation is available to the public at the Community Development Office.

**Mr. Cademartori** stated at the end of his presentation that the city is trying to explore all of its opportunities at this point, after further assessment work individual sets will be focused on for feasibility.

**Public Comment:**

**Mike Carrigan, 77 Norwood Heights, Gloucester**

Mr. Carrigan stated that he was in favor of the proposed ordinances to help provide clean energy to the city. It will help the city save money and help its future. He also stated that it gives landowners a lot more options and could lead to a revenue source to the city without the need for additional services. He sees positives all around and hopes to see it move forward.

**Alice Erickson, 41 Folly Point Road, Representing West Gloucester Trinitarian Congregational Church, 488 Essex Street, Gloucester**

Ms. Erickson stated that the church owns land on Bray St and is dedicated to being a green church. She stated that they are in favor of the amendments and hope to be in conversations with the city. Ms. Erickson asked for clarification regarding accessory principle; Does it matter if there isn't a building on the property?

**Mr. Cademartori** stated that this is what these amendments are intended to permit, wind energy projects as principle uses of land.

**Leann Kowalski 7 Bellevue Ave, Gloucester**

Ms. Kowalski stated that she was very excited for the municipal use given the state of our cash strapped city. Our facilities will benefit; schools, water treatment plant, etc. It will help keep our budgets down. Ms. Kowalski had several questions for the Planning Board:

- Who will handle the road upkeep?
- Who will be installing the electrical line? Will they be underground? What would happen during a windstorm and the lines go down? Is it the city or National Grid's responsibility?
- How are we going to fund the insurance policy in cases of disrepair or personal injury? Will the city put something in place and who would handle it?

**Mr. Cademartori** thanked Ms. Erickson for her questions and stated that when we get to feasibility stage those questions will be raised and addressed, and some of them are addressed in the existing ordinance.

**Holis Shea**

Mr. Shea may be moving to Gloucester and asked if it was a proportionality issue and if this change will apply to micro-turbines?

**Mr. Cademartori** stated that there are two ordinances on the books already for residential turbines.

**Mr. Shea** asked if he was able to get more information on the subject?

**Mr. Cademartori** stated that he could come to the Building or Planning office to obtain the existing ordinances.

**Mr. Noonan** asked if there was anyone in the public who would like to speak against the proposed amendments. There was none.

**Jackie Hardy, 29 Cherry Street, Gloucester**

Ms. Hardy stated that she was not in favor or opposition to the amendments. She is looking forward to bringing opportunity to the city and working with the Planning Board. She recommended to the Planning Board to please comment on the individual ordinances in its recommendations to the City Council.

**Ms. Gallagher** asked if someone wanted to combine lots to get to the 12-½ acres needed and if down the line they decided to divide those lots—would they have to come to the planning board?

**Mr. Cademartori** stated that if they decided to divide the lots it would potentially create a zoning violation if they fell less than the required area.

**Ms Gallagher** asked what if they wanted to change the deed or transfer ownership—would the same thing occur?

**Mr. Cademartori:** There is most likely nothing prohibiting the transfer, but modification of a lot with a special permitted use, would potentially require revisiting of the special permit as well.

**Mr. Cademartori** asked that the board frame their recommendations around the individual sections and if deem it appropriate recommend the additional amendments suggested this evening clarifying the additional flexibility on city-owned land and modification of the general footnote number three (3) permitting wind energy conversion facilities on a lot with an existing building in the residential districts.

**Mr. Cademartori** recommends to the City Council to the full city council to adopt these amendments

**Public hearing closed**

**Motion: To recommend the City Council adopt the proposed amendment to Section 2.3.6 of the Zoning Ordinance by adding use number #8 associated allowance as follows:**

**#8 Commercial land-based wind energy conversion facilities (See Section 5.22)**

R-80	R-40	RC-40	R-30	R-20	R-10	R-5	CCD	CB	VB	NB	EB	MI	GI	BP
CCS	CCS	N	CCS	N	N	N	N	N	N	N	N	N	N	N

**1<sup>st</sup>: Henry McCarl**

**2<sup>nd</sup>: Karen Gallagher**

**Vote: All approved 6-0**

**Motion: To recommend the City Council adopt the proposed amendment to Section 2.3.6 of the Zoning Ordinance by adding use number #9 associated allowance as follows:**

**#9 Commercial land-based wind energy conversion facilities on city-owned land (See Section 5.22)**

R-80	R-40	RC-40	R-30	R-20	R-10	R-5	CCD	CB	VB	NB	EB	MI	GI	BP
CCS	CCS	CCS	CCS	CCS	CCS	CCS	N	N	N	N	N	N	CCS	N

**1<sup>st</sup>: Henry McCarl**

**2<sup>nd</sup>: Karen Gallagher**

**Vote: All approved 6-0**

**Motion: To recommend the City Council adopt the proposed amendment to Section 2.3.6 of the Zoning Ordinance by adding use number #10 associated allowance as follows:**

**#10 Temporary monitoring tower for use numbers 8 & 9 above (See Section 5.22)**

R-80	R-40	RC-40	R-30	R-20	R-10	R-5	CCD	CB	VB	NB	EB	MI	GI	BP
Y	Y	Y	Y	Y	Y	Y	N	N	N	N	N	N	Y	N

**1<sup>st</sup>: Henry McCarl**

**2<sup>nd</sup>: Karen Gallagher**

**Vote: All approved 6-0**

**Motion: To recommend the City Council adopt the proposed amendment to Section 5.22.3 Applicability of the Zoning Ordinance by adding the following paragraph to the at the beginning of existing 5.22.3(a) and amending 5.22.3(b) with the text in bold as follows:**

- (a) **The construction of a commercial wind energy conversion facility shall be permitted in the R-80, R-40, and R-30 zoning districts and on municipally owned property, subject to the issuance of a Special Permit by the City Council and provided that the use complies with all requirements set forth in this section of the zoning ordinance (see Section II, 2.3.6, Other Principal Uses Numbers 8 & 9).**

The construction of ~~a~~**an accessory** commercial wind energy conversion facility shall be permitted in the MI, GI and BP zoning districts and on municipally owned property, subject to the issuance of a Special Permit by the City Council and provided that the use complies with all requirements set forth in this section of the zoning ordinance (see Section II, 2.3.7, Accessory Use Number 15)

- (b) Wind monitoring or meteorological towers shall be allowed by-right on a temporary basis, in the MI, GI, BP, **R-80, R-40, and R-30** districts and on municipally owned land subject to the issuance of a building permit (see **Section II, 2.3.6, Other Principal Uses Number 10** ; Section II, 2.3.7 Accessory Use Number 17).

**1<sup>st</sup>: Henry McCarl**

**2<sup>nd</sup>: Karen Gallagher**

**Vote; All approved 6-0**

**Motion: To recommend the City Council adopt the proposed amendment to Section 5.22.6 Special Permit Regulation of the Zoning Ordinance by inserting a new 5.22.6(b)iii with the text in bold and renumber the existing iii and iv to iv and v, respectively, as follows:**

**iii) In the R-80, R40, and R-30 residential districts, the minimum lots size for a wind energy conversion facility shall be 12.5 acres and the minimum lot frontage shall be 100 feet, with the exception of city-owned property. The minimum distance of a proposed turbine to any existing residential dwelling shall be equal to the height of the wind turbine to the tip of its rotor blade at its highest point.**

**1<sup>st</sup>: Henry McCarl**

**2<sup>nd</sup>: Marvin Kushner**

**Vote: All approved 6-0**

**Motion: To recommend the City Council adopt the proposed amendment to Section 2.3.1 of the Zoning Ordinance by inserting the text in bold to footnote #3 as follows:**

**(3) Not more than one principal building per lot, with the exception of wind energy conversion facilities.**

**1<sup>st</sup>: Henry McCarl**

**2<sup>nd</sup>: Shawn Henry**

**Vote: All approved 6-0**

## **V. OTHER BUSINESS**

### **B. Planner's Report**

**Mr. Cademartori** stated that there would be further development and more discussion with the Clean Energy Commission on candidate site for potential municipal wind project. Some sites were identified and may to the feasibility stage. The city will also benefit to see how different strategies have worked or not worked in other communities. One project in particular to watch is in Ipswich.

**Mr. Noonan** asked what is the estimate cost of the project?

**Mr. Cademartori** stated 2-3 million dollars per turbine installation.

**Mr. Noonan** informed the board that ethic tests were sent out by email and they must be taken by April 2. It can be taken online.

**Ms. Gallagher** stated it will take about 20 minutes and the website will give you a certificate. She will send everyone the link if you haven't got it. It is for every state and city worker including volunteer boards.

**Ms. Gallagher** updated the board on CPC. There will be a meeting on April 12, which will include a copy of the draft Community Preservation Plan. The draft plan must go through a public hearing. Once a plan is adopted the funding cycles are set. Criteria developed to submit a proposed project and then it will hit the ground running.

**Mr. Cademartori** commented on Open Space Committee. He stated that they have a draft. A public hearing is scheduled for next Thursday. We were able to develop a GIS layer, identify all existing city and private open spaces. We are building a lot of data, which will be very useful, and it will be forwarded when we are able. We can identify a lot more than in the past. There is an emphasis on city parks and we are looking for opportunities to improve what we have. However there is a lot of work to be done and we look forward to move from the planning stage to projects.

## **VI. ADJOURNMENT**

**Motion to adjourn;**

**1<sup>st</sup>: Henry McCarl**

**2<sup>nd</sup>: Shawn Henry**

**Vote: All approved 6-0**

## **VII. NEXT MEETING**

***Next regular meeting of the Planning Board is Thursday April 1, 2010***

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