



# CITY OF GLOUCESTER

## PLANNING BOARD

### MEETING AGENDA

**June 4, 2015**

**7:00 P.M.**

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

CITY CLERK  
GLOUCESTER, MA  
15 JUN -2 PM 2:09

#### **I. BUSINESS**

- A. Call to Order with a Quorum of the Planning Board
- B. Introduction of Planning Board Members and Staff
- C. Review of Planning Board Minutes of May 7, 2015
- D. Public Comment

#### **II. CONSENT AGENDA**

Planning Board to consider the ***Approval Not Required*** Plan submitted by James P. and Judith M. Masciarelli to one lot into two new lots at **23 Way Road** (Assessors Map 74, Lot 24).

Planning Board to consider the ***Approval Not Required*** Plan submitted by Seaside Legal Solutions, P.C. to reconfigure a lot line between **275 and 279 Way Road** (Assessors Map 134, Lot 33 & 34).

#### **III. NEW PUBLIC HEARINGS**

In accordance with the provisions of MGL Chapter 40A, Section 5, and the Gloucester Zoning Ordinance, Section 1. 1.11.2(a) of Zoning Ordinance, the Gloucester Planning Board will hold public hearings to consider the following petition to amend the zoning ordinance as follows:

1. Amend Section 2.3 Use Tables 2.3.1 Residential Uses, by changing the use allowance of Residential Use #10 Boarding House, rooming house, lodging house or hostel, licensed by the Licensing Board from allowed by special permitted issued by the Zoning Board of Appeals (SPS) to a prohibited use (N).
2. Amend footnote #1 to Section 2.3 Uses Tables by striking the words "and uplands" from the first sentence so it will read:

*"(1) In the MI District, Supporting Designated Port Area (DPA) Uses, as defined in 310 CMR 9.02, shall not in the aggregate occupy more than 50% of the ground level area on filled tidelands ~~and uplands~~ on a lot within the DPA. Such uses shall also be subject to dimensional requirements of 310 CMR 9.0. Within the water-dependent use zone, as defined in 310 CMR 9.02, in the MI District no use shall be permitted unless it provides access to water-borne vessels."*

3. Add a new definition to Section VI for "Farmers Market".

**IV. CONTINUED 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 1-Lot Subdivision Plan for the land located at **12 and 12R Cole Ave** (Assessors Map 213 Lots 24 and 25) submitted by Chris and Carlene Melanson.

**V. Other Business**

1. Coastal Resilience Working Group update
2. Discussion of new representative to CPA
3. Announcements

**VI. ADJOURNMENT**

**VII. NEXT MEETING**

*Next regular meeting of the Planning Board June 18, 2015*

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