



**CITY OF GLOUCESTER
PLANNING BOARD
MEETING AGENDA
December 3, 2015
7:00 P.M.**

**Kyrouz Auditorium
9 Dale Ave, Gloucester
Richard Noonan, Chair**

15 NOV 30 PM 12:14
CITY CLERK
GLOUCESTER, MA

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 October 1, 2015, October 15, 2015, and November 19, 2015
- D. Public Comment

II. CONTINUED PUBLIC HEARINGS

In accordance with the provisions of MGL Chapter 40A, Section 5, and the Gloucester Zoning Ordinance, Section 1.11, the Gloucester Planning Board to consider the following petition to amend to the Zoning Ordinance as follows:

- A. Delete Section **5.5 Lowland Requirements** and Add newly titled Section **5.5 Floodplain Requirments** which will add special permitting requirements in Sections 5.5.1, 5.5.2, and 5.5.3 for principal structures for residential use in special flood hazard areas.

III. REFERRAL FROM ZONING BOARD OF APPEALS FOR COMPREHENSIVE PERMIT APPLICATION (MGL Chapter 40B)

Planning Board to review a proposal for a 30 unit, mixed use development submitted by 206 Main Street Limited Partnership at **206 Main Street** (Assessor's Map 13, Lots 23 & 24).

IV. OTHER BUSINESS

- A. Covenant release for Phase 2 in the Village at Magnolia Shores, Restoration Capital, LLC
- B. CPA Update
- C. Railroad Ave neighborhood rezoning
- D. Announcements

V. ADJOURNMENT

VI. NEXT MEETING

Next regular meeting of the Planning Board December 17, 2015

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