



CITY OF GLOUCESTER
ZONING BOARD OF APPEALS
3 POND ROAD, GLOUCESTER MA 01930

ZONING BOARD OF APPEALS
Meeting Minutes
7:00 P.M., AUGUST 25, 2016
Kyrouz Auditorium, City Hall

Board Members Present: Francis S. Wright, Chairman
David B. Gardner, Vice Chairman
Leonard A. Gyllenhaal, Secretary

Alternates: Sage Wolcott
Kris Howard

Meeting was called to order by the Chairman at 7:00 p.m.

Previous meeting minutes were not available to be accepted, will be presented at next meeting.

Old Business: None

Continued Business: None

New Business:

65-73 Essex Avenue: Attorney Sal Frontiero presents visual renderings of property as stands and with renovation to include a single story addition on the easterly side of the property for a convenience store. The petitioner is requesting a special permit and variance for rear yard setback. Mr. Gardner asked why a rear yard setback and not a side line as well. Attorney Frontiero indicates that no side line exists to request a setback for. Discussion also included lighting and hours of operation which will be deferred to the Planning Board.

No one spoke in favor or against.

Vote of the Board: Unanimously approved.

OVL, LLC: Petitioner is requesting a variance from the definition of lot area to reconfigure three lots into four and build three multi-residential homes and one as yet to be determined. There has not been a decision as to what type of homes these will be ie; duplex, condominium, apartment. Attorney Deborah Eliason, representing petitioners presents renderings and drawings for the Board to review. Public is invited to come up and view presented materials as well. Attorney Eliason handed the Board members bound ZBA application summary and documentation supporting this evenings presentation. The Chairman reminded Attorney Eliason that these materials are to be submitted at least one week

prior to the hearing for public review. Lengthy conversation ensued regarding the area this property is located in, FEMA regulation changes, requirements to go before Planning and Conservation Boards as well as the lack of description as to what type of homes these would be. Board members indicate much more thought out and detailed plans are required as this is a highly sensitive area and continuity of historical architecture and surrounding neighborhood. As well, the question was posed as to why FEMA is involved if this is outside of the flood zone. Is this because of the reconfiguration request. There was a brief conversation between attorney and client and request is withdrawn without prejudice by Attorney Eliason.

Vote of the Board: Withdrawn without prejudice, unanimous.

25 River Road: Attorney Joel Favazza quoted Roberts Rules of Order regarding number of Board members needed for a Quorum vote. Discussion regarding this ensued however, two of the members present must recuse themselves from the vote due to conflict personal or business. Attorney Favazza expressed frustration at the length of time taking to pass this appeal indicating it would be perhaps Thanksgiving before the work could even begin. The question of having a small, one time meeting next week to move this along came up however, due to legal issues of public advertising it could not be done.

Vote of the Board: Continued to September 28, 2016. First case to be heard.

Motion to adjourn was made and seconded at 8:00 p.m.

Discussion was held regarding lack of Secretary and Vice Chairman. Decision was made to vote on these positions this evening and are as follows:

Vice Chairman	Leonard Gyllenhaal
Secretary	David Gardner

All positions will be voted on again in January 2017.

Discussion was held regarding the handouts given to Board by Attorney Eliason at the meeting this evening. David indicates it is unfair to do this both to the board and the public. The board has no time to read or digest the contents of the handout and the public is not privy to what is in it. All agree a rule must be established and communicated to all parties involved regarding submission of documents after the application has been accepted.

Adjourned at 8:15 p.m.