



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

ZONING BOARD OF APPEALS

Meeting Minutes

7:00 P.M., MAY 11, 2017

Kyrouz Auditorium, City Hall

Board Members Present: Francis S. Wright, Chairman
David B. Gardner, Vice Chairman
Michael C. Nimon
Joseph Parisi, III
Alternates: Sage Wolcott
Kris Howard

Also present: William Sanborn, Building Commissioner

The Chairman called the meeting to order at 7:00 p.m.

Old Business: 18-A Calder Street, Attorney Joel Favazza of Seaside Legal Solutions requested the hearing be continued to the next scheduled meeting of the Zoning Board of Appeals and signed a waiver of time at the request of the Chair.

Continued Business:

260 Main Street:

Fernwood Holdings LLC, Ben Legare, returns with revised plans as previously requested by the board. These plans include a change to the materials used for the finish of the building; this will be a real clay brick in nature. A “crossing alarm” for the garage doors will be installed to address concerns previously expressed about vehicles backing out of the garages, across the sidewalk and into Main Street.

A motion was made and seconded to approve the request.

Vote of the board: Approved, unanimously.

132 Wheeler Street:

The applicant presents with architect, David Mehlin and a plan to demolish and rebuild a garage on the property. The structure in place is old and worn, not safe. The applicants would like to remove this structure and replace it with another. The board asked about the drainage situation and requested that the applicant speak with City Engineering to be sure that an appropriate plan was in place to contain and control roof drainage.

Speaking in support of the application were Walter Donovan of 132-1/2 Wheeler Street, Steve Dexter of 152 Wheeler Street and Jim Bordinaro of 126 Wheeler Street.

No one spoke in opposition

A motion was made and seconded to approve the application with the required drainage plan.

Vote of the board: Approved, unanimously with above condition.

86 Rocky Neck Avenue:

The applicant presents to the board requesting a special permit to construct an addition on their house, it is a small home and this addition will provide more room. Plans previously submitted to the board for review. A side yard variance is not required but a lot width variance is required.

A motion was made and seconded to approve the application.

Vote of the board: Approved, unanimously.

1 Holly Street:

The owner of the establishment presents this evening, also present is the owner of the building, requesting a special permit for outdoor seating at the restaurant. The area used previously has been converted to a storage space and the applicant is looking for an alternative as outdoor seating is in high demand during the summer months. This is a very busy area and the only viable location for the seating would be in the front of the restaurant. A conversation was held regarding how to ensure public safety as this area abuts Holly Street directly. The board requested a limit of 18 seats and safety bollards installed between which there would be placed planters to create a barrier between the seating area and Holly Street.

Speaking in opposition to the application, Mr. David Grace of 34 Holly Street.

No one spoke in favor of the application.

A motion was made and seconded to approve the application with the requested changes; to include safety measures.

Vote of the board: Approved, unanimously with conditions of safety measures as above.

New Business: None.

A motion to adjourn was made and seconded at approximately 8:15 p.m.