



**CITY OF GLOUCESTER
PLANNING BOARD
February 16, 2023
5:00 P.M.**

**Conducted via Zoom; Meeting is Recorded
Richard Noonan, Chair**

MINUTES

Present Members: Rick Noonan/Chair, Hank McCarl/Vice Chair, Beverly Bookin, Shawn Henry, Doug Cook

Absent Members: Jane Remsen, David Rosen

Staff: Gregg Cademartori/Planning Director, Catherine McNiff/Recording Clerk

I. BUSINESS

1. Call to Order
2. Introduction of Planning Board Members and Staff

II. CONSENT AGENDA

1. D&F Realty LLC to divide one lot into nine at **9 Andrews Court** (Assessors Map 237, Lot 49).

The applicant has requested a continuance.

Vice Chair McCarl makes a motion to continue the above ANR, Member Henry seconds, unanimous approval via roll call.

ANR IS CONTINUED TO APRIL 20, 2023

2. Gloucester Lyceum and Sawyer Free Library, Site Plan Review for Library renovation and addition at **2 Dale Avenue** (Assessors Map 14, Lots 64, 65, 66, & 69).

Jenny Benedict, Library Director, is present along with a large team on behalf of the 2025 Sawyer Free Library. Ms. Benedict explains that this project is largely funded by a grant through the Massachusetts Board of Library Commissioners (MBLC). The project is subject to MBLC oversight as well as all local city permitting rules.

Brad Dore introduces the project, which will be LEED Gold certified. Plans show the elevations and exterior images of both the existing building, which will remain, as well as the proposed addition. W.T. Rich Construction is the project's builder.

Lisa Giersbach, landscape architect, then goes over the Landscaping Plan, which includes native plants and drought-tolerant species. The new parking area will have 26 spaces with 2 handicapped spots.

Next, Michele Callahan, civil engineer, explains the Drainage Plan. Stormwater will be directed to an irrigation tank and overflow will go to a closed detention center under the parking area as soil testing revealed that the area doesn't provide for adequate infiltration. Pervious pavers will be used in a few small areas.

Ron Lamarre goes over the anticipated schedule: construction will begin in August 2023 and will be completed in February 2025. The library will open in April 2023.

Director Cademartori reports that there are no big concerns from city departments. His only questions regard the parking area.

Ms. Callahan addresses Director Cademartori's concerns, explaining that the parking lot design has had numerous iterations. As it stands now, the new parking lot will allow two-way circulation and the team will check on his questions regarding striping and curb detail at School Street.

Member Bookin shares positive comments from the perspective of the closest neighbor, Temple Ahavat Achim, of which she is a member.

Member Bookin makes a motion to approve the Site Plan Review, Member Henry seconds, unanimous approval via roll call.

III. 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 a proposed zoning amendment: Amend the Gloucester Zoning Ordinance 5.22 Commercial Land –Based Wind Energy Conversion Facilities, Sec. 5.22.14 Monitoring and Maintenance to introduce the requirement of biannual reporting on operations and maintenance.

The City Council has requested to withdraw this application.

Chair Noonan closes the Public Hearing.

Member Henry makes a motion to withdraw the application without prejudice, Member Cook seconds, unanimous approval via roll call.

THE ABOVE PUBLIC HEARING IS CLOSED.

IV. OTHER BUSINESS

1. Review of Minutes of August 19, 2021 and February 2, 2023

Member Henry makes a motion to accept the Minutes of August 19, 2021 as amended, Vice Chair McCarl seconds, unanimous approval via roll call with one absention due to absence.

Member Henry makes a motion to accept Minutes of February 2, 2023 as written, Vice Chair McCarl seconds, unanimous approval via roll call.

V. ADJOURNMENT

Vice Chair McCarl makes a motion to adjourn at 5:42 P.M., Member Bookin seconds, unanimous approval via roll call.

Next regular meeting of the Planning Board will be held on March 2, 2023

Planning Board Members: If you are unable to attend the next meeting please contact the Planning Office at (978) 325-5235.