

**MINUTES OF THE REGULAR MEETING**  
**OF THE GLOUCESTER CITY PLANNING/ZONING BOARD**  
**March 20, 2024 @ 7:00 pm**

1. **Call to Order:** Meeting was called to order at 7:00 pm by Chairman Todd O'Donnell

2. **Salute to the flag and Open Public Meetings Statement:** Salute to the flag and Open Public Meetings Statement was led by Chairman Todd O'Donnell. This regular meeting of the Gloucester City planning board has been noticed to the Gloucester City News and the Courier Post in accordance with the open public meetings act.

3. **Roll Call:** Board members and professionals'/staff attendance:

<b>PRESENT</b>	<b>Position</b>	<b>YES</b>	<b>NO</b>
1. Patrick Gartland	Class II	X	
2. Dave Smith	Class I	X	
3. George Berglund	Class III	X	
4. Ted Howarth	Class IV	X	
5. Tod O'Donnell	Class IV	X	
6. Keith Tetreault	Class IV	E	
7. Shawn Spotts	Class IV	X	
8. Gemma Schultes	Class IV	X	
9. Steve Courant	Class IV	E	
10. Dori Wasko	ALT# 1	X	
11. John Thompson	ALT# 2	E	
12. Sean Unitis	ALT# 3	E	
13. Vacant	ALT# 4		
Engineer / Planner		X	
Solicitor		X	
Secretary		X	

4. **Resolutions:**

- a. Fausto Castaneda – 16 Marlborough Ave. – Block 235.01 Lot 2 – D Use Variance – Motion to Approve. Howarth/ Spotts. The following members voted yes - Gartland, Smith, Howarth, O'Donnell, Spotts, Schultes and Wasko. Berglund Abstained.
- b. CSA IV LLC – 710 Division Street – Block 91 Lots 14, 36, 37 & 38 – D Use Variance - Motion to Approve. Howarth/ Spotts. The following members voted yes - Gartland, Smith, Howarth, O'Donnell, Spotts, Schultes and Wasko. Berglund Abstained.

. **Minutes:** February 21, 2024 – Motion to Approve. Howarth/ Spotts. The following members voted yes - Gartland, Smith, Howarth, O'Donnell, Spotts, Schultes, Wasko and Berglund.

## **5. Hearings on Applications for Development:**

- a. Freedom Pier Redevelopment plan – meets the master plan standards and presentation.

Michael Maley provided testimony on the Freedom Pier redevelopment plan and that it meets the standards of the Master Plan. The plan is now an overlay zoning in addition to the original zoning of each property. The overlay allows the developer to apply different standards in the zone for site plan and uses in the overlay zone, so it is a condition of the zoning plan.

Greg Fusco provided testimony on how the plan is an overlay, so the property owner and easements are not affected by this plan. This plan is also a non-condemnation plan for redevelopment. The plan has just had minor revisions and still meets the goals and objects of the city master plan. The board previously approved the project with the need variances and waivers.

Motion to open to public comment. Howarth/ Spotts.

Patrick Northen, Dill Worth Paxton attorney, provided testimony on their opposition to the Freedom Pier redevelopment plans. He provided a new revised report March 2024 that is 115 pages long. None of the board members have seen this document and cannot consider this is something they should review tonight. They do not like the plan since the site is no longer blighted. They want better uses for that area than the high-rise developer with the apartments. They do not like this project cause of the 8 story buildings and the viability of this project. They can see their view properties across the river, so they want a view easement. They do not want redevelopment that affects their business. They do not feel that criteria in need of redevelopment is what is accurate for the site. They keeps referencing the 1996 plans. The large opposition letter was not provided to the board that night and no one from the City's planning board attorney, engineer or planner have seen this document.

Mark A Remsa, the planner for the Holt Logistics/ Cresmont Partnership, provided testimony on the report he wrote against the city's redevelopment of the Freedom Pier site. A drawing of figure #4 from his report was blown up for the board members to see of the Freedom Pier site. The B criteria for abandonment of a building use cannot be used since the building has been rehabbed by holt logistics and is no longer a blighted building. This site is no longer in need of redevelopment according to their report. They kept referring to the 1996 documents for redevelopment. The revision to the city's report have not addressed this the issues in the report they provided. The holt property is losing 10 spaces with the Meridia redevelopment plan but currently has 70 to 65 spaces. They are referring to the 2010 lease agreement of the spaces permitted to Holt's property when they did the revised long term lease agreement. The planner provided a concept for the site in his vision for the site which would not affect Holts' business in a

negative way. Remsa wants the site redesigned so that they can still occupy the site which has zero negative effects to their business.

Motion to open close public comment. Howarth/ Spotts.

Since the plan was submitted prior to the meeting the board members and professionals can not allow that testimony to affect the board members vote on if this project meets the standards stated in the master plan.

Motion to Approve the redevelopment plan meets the master plan standards. Spotts/ Howarth. All voted yes.

Motion to Memorize. Spotts/ Howarth. The following board members voted yes - Gartland, Smith, Berglund, Howarth, O'Donnell, Spotts, Schultes and Wasko.

- b. 1 S. Burlington Street Redevelopment Plan - meets the master plan standards and presentation.

Michael Maley provided testimony on the to make sure the plan is coincident with the master plan.

Greg Fusco provided testimony on the site plan application for this site and the board granted all the approvals.

Motion to open to public comment. Howarth/ Spotts.

Motion to close to public comment. Howarth/ Spotts.

Motion to Approve. Howarth/ Spotts. The following board members voted yes - Gartland, Smith, Berglund, Howarth, O'Donnell, Spotts, Schultes and Wasko.

Motion to memorize. Howarth/ Smith. The following board members voted yes - Gartland, Smith, Berglund, Howarth, O'Donnell, Spotts, Schultes and Wasko.

- 6. Correspondence** – Please complete your FDS by April 30 and let Vanessa Little know you have completed them, otherwise the state will fine you \$500.00.

- 7. Adjournment:** Motion to Adjourn – Howarth/ Smith. All voted yes. The meeting adjourned at 8:11 pm.

**ATTEST:**

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Adrianne Moore  
Gloucester City Planning/Zoning Board Secretary