

**MINUTES OF THE REGULAR MEETING
OF THE GLOUCESTER CITY PLANNING/ZONING BOARD
July 17, 2013 @ 7:30 pm**

Call to Order: Meeting was called to order at 7:30 pm by Chairman Frank Wunsch

Salute to the flag and Open Public Meetings Statement: Salute to the flag and Open Public Meetings Statement was led by Frank Wunsch. 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.

Roll Call: Board members and professionals/staff attendance:

PRESENT	Position	YES	NO
1. Murphy	Class I	X	
2. Parent	Class II	X	
3. Parry	Class III	X	
4. Torres	Class IV	X	
5. King	Class IV	X	
6. Wunsch	Class IV	X	
7. Baker	Class IV		X
8. Williams	Class IV	X	
9. Marchese	Class IV		X
10. Vacant	ALT# 1		X
11. Wills	ALT# 2		X
12. Carpenter	ALT# 3		X
13. Howarth	ALT# 4	X	
Engineer (Norman Rodgers)		X	
Solicitor (Anthony Costa)		X	
Planner (Barbara Fegley)		X	
Secretary (Lois Riding)		X	
Zoning Officer			X

Minutes: June 19, 2013 Motion to approve meeting minutes – Parent/Torres
Motion carried

Historic District Resolutions:

- a. 212 Somerset Street Block 55 Lot 17 – Motion to approve – Torres/Murphy
Parent abstained, motion carried
- b. 236 Cumberland Street Block 59.01 Lot 2 – motion to approve – King/Parry
Parent abstained, motion carried

Resolutions:

- a. None were presented

Hearings on Applications for Development:

- a. Application # 05-2013 – Maria Zarro – 236 Cumberland Street Block 59.01 Lot 2 for a C Variance – bulk variance

Mr. Dilks represented the applicant. She is the sister of the property owner and resides at the property. She is seeking approval to construct a small tiki bar in the back yard. It will be an open deck with a roof. Both sides will be sided and the back will be open. She needs a bulk variance for side yard, rear yard and lot coverage. She is willing to do whatever the building inspector requires as far as construction.

There was no public to speak.

Motion to approve – Torres/Murphy
Yes: Murphy, Parry, Torres, Howarth, Wunsch
No: None
Abstained: Parent, King, Williams
Motion carried

Old Business

- a. Application # 06-2013 – Gloucester Terminals LLC – 101 S. King Street for Bulk Variance, Use Variance, Site Plan Waiver and Waiver of Development Standards

Jim Maley stated that the applicant is agreeable to all of the conditions in the engineer's letter dated 7/17/13 and the new lighting plans submitted show all that is required. Norman Rogers was satisfied with the new plans that were submitted.

Lance Landgraf described the new additions to the landscape plan and said that they are agreeable to all conditions in the planner's letter dated 7/17/13. Barbara Fegley was satisfied with the changes made to the new landscape plan.

Mr. Maley stated that the city has agreed to the sidewalk removal on Ellis Street (except for the Fire Department area) and will work with the applicant to achieve this.

There was no public to speak.

Costa listed the variances and waivers being requested as follows:

Waiver of major site plan
Waiver of development standards
Bulk variances listed in the planner's and engineer's letters dated 7/17/13
Use variance is not required

Motion to approve with conditions in both letters from the professionals – Parent/Parry
Yes: Murphy, Parent, Parry, Torres, King, Wunsch, Williams, Howarth
No: None
Abstained: None
Motion carried.

Adjournment: Motion to Adjourn – Parent/King. Meeting adjourned at 9:00pm.

ATTEST:

Lois A. Riding
Gloucester City Planning/Zoning Board Secretary