

**MINUTES OF THE REGULAR MEETING  
OF THE GLOUCESTER CITY PLANNING/ZONING BOARD  
June 21, 2023 @ 7:30 pm**

1. **Call to Order:** Meeting was called to order at 7:30 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 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. Patrick Gartland was sworn in as the new Class 2 member of the board.

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

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

4. **Resolutions:**
  - a. Iseminger Atelier LLC – 151 Filmore Street – C & D Variances and minor site plan waiver – Motion to Approve. Spotts/ Schultes. All members voted yes.
5. **Minutes:** Meeting mins – April 19, 2023– Motion to approve. Howarth/Spotts. All members voted yes. Spotts/ Schultes. All members voted yes.

6. **Hearings on Applications for Development:**

- a. Resolution for Amending Redevelopment Plan of Block 48 Lots 2, 2.01 and 2.02 (Freedom Pier/ Meridia)– Board needs to approve that the project meets the requirements of the Master Plan

Michael Maley, the city's redevelopment attorney provided an over-view of the process minor change to the redevelopment plan change to checklist item to be a condition of approval to enter into the redevelopment agreement.

Greg Fusco provided testimony about the minor changes to the plan which does not change the master plan standards. The statement on page 8 changes the checklist

item for the boards review. It is no longer a check list item but a condition of review for the redevelopment plan approved by the governing body.

Motion to approve the proposal Spotts/ Tetreault. The following board members voted yes – Gartland, Smith, O'Donnell, Tetreault, Spotts, Schultes, Wasko and Thompson.

- b. Blulight CRE Gloucester City LLC – 401 N Broadway – Block 7 Lot 1 – Conditional Use and Minor Site Plan. – The application will be heard at the July 19, 2023, and does not have provide legal notice again.

**7. Correspondence –** None at this time.

Greg Fusco provided information about 22 North King Street application for the residential apartment units. The applicant is providing the same number of units and just changed the location of the units on the floors. Motion to accept administrative change. Spotts/ Wasko. All members voted yes. Berglund abstained.

Motion to open public comments. Thompson/ Spotts.

Joseph Simms 410 N Broadway asked question about O'Donnell's who owns it. Our attorney told him that at the next hearing the questions about owner ship.

Motion to close the public comments. Thompson/ Spotts.

**8. Adjournment:** Motion to Adjourn – Thompson/ Spotts. All voted yes. Meeting adjourned at 7:55 pm.

**ATTEST:**

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Adrianne Moore  
Gloucester City Planning/Zoning Board Secretary