

MINUTES OF THE REGULAR MEETING
OF THE GLOUCESTER CITY PLANNING/ZONING BOARD
July 19, 2023 @ 7:30 pm

1. **Call to Order:** Meeting was called to order at 7:30 pm by pro-temp Chairman Shawn Spotts
2. **Salute to the flag and Open Public Meetings Statement:** Salute to the flag and Open Public Meetings Statement was led by Shawn Spotts. 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:

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	E	
6. Keith Tetreault	Class IV	E	
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. Resolution for Amending Redevelopment Plan of Block 48 Lots 2, 2.01 and 2.02 (Freedom Pier). - Motion to approve the proposal Spotts/ Tetreault. The following board members voted yes – Gartland, Smith, O'Donnell, Tetreault, Spotts, Schultes, Wasko and Thompson.
5. **Minutes:** Meeting mins – June 21, 2023– Motion to approve. Tetreault/ Smith. All members voted yes. All members voted yes.
6. **Hearings on Applications for Development:**
 - a. G-I Holdings Inc. – 710 Water Street – Block 116.01 Lots 14.01, 14-17, 19-28 & 61-67 – C Variance, Major Site Plan and Waiver of Development Standards - Tabled til August meeting due to notices.
 - b. Blulight CRE Gloucester City LLC – 401 N Broadway – Block 7 Lot 1 – Conditional Use and Minor Site Plan

Damin Delcua, the applicant's attorney, provided testimony on the application to convert the former O'Donnell's Bar as a Class 5 recreational cannabis dispensary.

The dispensary is permitted in the zone as a condition use due to the new zone along Broadway. Since it's conditional use in the CRS zone in the new ordinance and it must meet all the guidelines. Second is a site plan approval is part of the conditions of the zone. They are asking for some waivers, some due to the unique shape of the lot. Exhibits A-1 and A-2 are maps, A-3 is the O01-2023, A-4 is the customer flow premises diagram, and A-5 is a picture of the parking lot from Broadway.

Mike Brown, traffic engineer , Jake Simms, professional engineer, Amanda Osturits, operational manager, provided testimony on the application. Their credentials were accepted by the board.

Jake Simms provided testimony about the site plan Exhibit A-2 proposing to remove 28% of the existing parking lot for a planting strip. They need a waiver for the back in loading area. They are removing 22% of the impervious coverage by removing the parking lot. They provide EV spaces on site. There are 4 stacking spaces for employee parking not for the customers. They are asking for a waiver of the setback for the driveway for an existing condition they cannot meet but are making smaller safer width of the driveway. A waiver for the width of the driveway 24 is provided and 25 is what the ordinance says but they are doing this to gives the buffer along the residential property from the neighbors in the rear of the property. A sign waiver due to the odd shape of the lot you will not to be able to see the sign will be set back 15 feet from the cartway of the roadway. for the license in town to operate. There will be no on-site consumption of the product. There will be no outdoor storage of the product. There is no drive thru on the site. Security report was submitted to the GCPD. The Noise plan was submitted with no site issues or manufacturing. Loitering will not be accepted on site and yes. Cannabis will all be indoors nothing outside. The site is nowhere near a school, a church or a daycare which must be over 250 feet away. Exhibit A-5 shows the western side of the landscape buffer of 6 then to 7.5 feet. Irrigating landscape area.

Amanda Osturits provided testimony this will be a recreational cannabis dispensary. She provided the commercial internal traffic flow pattern and safety design. The clients are screened and checked into the waiting room, but each set of doors are for security. It is set up like a jewelry store purchase items and leave out the same door. The people coming in to look at products typically takes 11 mins to purchase items in the retail area. Security systems are video surveillance will be provided on site. The hours of operation will comply with the city requirements. There will be no cannabis odor, and nothing consumed on the property. The security company meets state requirements.

Mike Brown provided testimony site generation is not significant increase of traffic in and out of the property. The data for dispensary is a new science and are just estimates but will not create anymore impact then a bank.

Motion to Open to the public. Wasko/ Thompson.

Joseph Simms of 410 N Broadway, asked does the current owner have any ownership in this new property? They are selling the property to the new application so the former owner will not be involved in this property.

Motion to close to public. Thompson/ Wasko.

There are no issues with the Engineers letter. The applicant will follow all the state requirements. They will be working with the police dept if there are issues with onsite security. Motion to Approve the Application. Thompson/Wasko. All following board members voted yes – Gartland, Smith, Berglund, Spotts, Courant, Wasko and Thompson.

- c. Meridia Gloucester City 101, Urban Renewal LLC – 101 South King Street – Block 48 Lots 2, 2.01 & 2.02 – C Variances, Minor Subdivision and Major Site Plan – Tabled till August meeting due to notices.

7. Correspondence – None at this time.

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

ATTEST:

Adrianne Moore
Gloucester City Planning/Zoning Board Secretary