

**MINUTES OF THE REGULAR MEETING
OF THE GLOUCESTER CITY PLANNING/ZONING BOARD
December 18, 2019 @ 7:30 pm**

1. **Call to Order:** Meeting was called to order at 7:30 pm by Chairman John Nolan
2. **Salute to the flag and Open Public Meetings Statement:** Salute to the flag and Open Public Meetings Statement was led by John Nolan. 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:**

PRESENT	Position	YES	NO
1. King	Class I	E	
2. Gallagher	Class II	E	
3. Berglund	Class III	E	
4. Howarth	Class IV	X	
5. Nolan	Class IV	X	
6. Baus	Class IV	X	
7. Page	Class IV	X	
8. Stecklair	Class IV	X	
9. Spotts	Class IV	X	
10. Smollack	ALT# 1	E	
11. Rettig	ALT# 2	X	
12. Schultes	ALT# 3	X	
13. Murphy	ALT# 4	E	
Engineer		X	
Solicitor		X	
Planner		X	
Secretary		X	

4. **Resolutions:**
 - a. 804 Essex Street Redevelopment Plan Resolution Recommending Adoption to Council – Motion to Approve – 1st Howarth and 2nd Page, All voted yes.
5. **Minutes:** October 16, 2019 & November 20, 2019 – 1st Howarth and 2nd Page, All voted yes.
6. **Historic District Resolutions:** None at this time.
7. **Hearings on Applications for Development:**
 - a. Continuance of October 16, 2019 Meeting Application for Millard Fillmore LLC – 822 Klemm Ave – Block 261 Lot 1, 1.01, 1.02, 6 & 7 – D Variance – Use Variance – Major Site Plan – Tabled till December meeting Applicant will be re notice for Meeting date.

Tonight, we are reviewing the revised changes to the plan by the applicant's engineer. Professionals for Nest provided revised plans drawings. Engineer provided testimony and now has a fence and landscape buffer that alternates along the two street frontages on in order to buffer more naturally along the residential streets. There will be new 6-foot fence along the resident's properties on highland

Blvd. There is now only one entrance to the parking lot along the Klemm Ave. Two parking spaces were removed in order to dead end the parking lot on site. The light fixtures will be only 10 tall and at a lower lighting level to accommodate the residential neighborhood homes. A revised lighting plan will be provided to show the reduced lighting for the neighboring homes. The use variance applies to the entire lot 6 which is located in the RL zone to permit a parking lot in the residential zone. The benefit of the proposed parking lot for the commercial use far out ways the deterrents to the city and the master plan and retains tax ratable business in the City. The street trees will be American Lindens. Dumpsters will limit pickups from Monday to Friday 7 am to 7 pm on site, which complies with the City ordinance.

The city's engineer and planner were pleased with the testimony provided.

Jeff Brennan the attorney whom represents Heather Valarino at 901 Highland Blvd. had the professional to hash the testimony. Applicant wanted 3-foot fencing along the parking lot in order to provide a nicer buffer. Questioned the storm water plan. Asked about changes to the master plan since the last hearing.

Judy Conroy of 200 Fern Ave provided testimony, and do not want any changes to the site or the parking lot since it effects the look of her neighbor, she does not want it.

Heather Valarino of 901 Highland Blvd. provided testimony which asked several questions about the application and the revision to the property. Still does not like develop since it will affect the property value of her home.

Jane Griffith of Highland Blvd., she says Nest the property is kept nice. Big difference which is now open in her neighborhood, and the nest employees need to respect the residents and the neighborhood. Worried about her property value.

Anthony Valeriano from 901 Highland Blvd. asking about security after hours and lighting plans. Applicant didn't want 6-foot fence so that kids can't congregate in the parking lot.

Eric Fanti, 900 Klemm Ave corner of Myrtle across from lot 7 and he is home owners, he is in favor of the parking lot due to the on-street parking. Asking for 6-foot fence instead of the 4-foot fence.

Jeff Brennan gave a closing presentation of testimony. Talked about 7 votes and the positive criteria and says this use is not sufficient to the neighborhood. Then talked about negative criteria and how can this be terrible, and nothing beneficial it does. Master plan should promote the residents' neighborhood only.

Use variance only applies to the corner of Myrtle and Highland Blvd nothing else. Nest easy solution is doing nothing but instead they are placing parking onsite which removes the deterrent to the street parking.

Motions to Approval Use Variance & bulk variance and waivers on the project stated in the letters. 1st Spotts 2nd Page

Howarth – Yes, Nest made positive efforts to fix the problems on & off site.

Nolan, - Yes, positive steps to fixing the problem.

Baus – Yes, need parking off street.

Page – Yes, master plan meets requirements and parking off site it needed.
Stecklair – Yes, parking off street is needed and property will benefit all residents and the business.
Spotts – Yes, off street parking issue fixed with these site improvements. If issue residents should get council and cops in involved.
Smollack – Yes, best resolution of the property parking issues.
All 7 members voted yes.

8. Correspondence:

- a. Shawn Spotts – Certificate of class completion on November 19, 2019
- b. Meetings for 2020 have been noticed in GC New for 2020, next meeting January 15, 2020

9. **Adjournment:** Motion to Adjourn - 9:04 pm. Howarth/ Spotts. All voted yes.

ATTEST:

Adrianne Scheick
Gloucester City Planning/Zoning Board Secretary