

MINUTES OF THE SPECIAL MEETING
OF THE GLOUCESTER CITY PLANNING/ZONING BOARD
July 26, 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	X	
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	E	
12. Vacant	ALT# 3		
13. Vacant	ALT# 4		
Engineer / Planner		X	
Solicitor		X	
Secretary		X	

4. **Resolutions:** None at this time.

5. **Minutes:** None at this time.

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

- a. Iseminger Atelier LLC – 151 Filmore Street – C & D Variances and minor site plan waiver – revision to new storage shed rebuilds.

Joesph Killrain, the owner, of 151 Filmore Street provided testimony to provide single level huts when two levels where proposed prior. He now is proposing one level of sea boxes instead of two levels. And no longer is proposing to have three levels now wants one level of shipping containers and there will be offices in them on one level.

No vote was taken by the board on this revision to the plan. The board stated that the updated sight plan/ drawings need to provide and bring revised layout for the applicant back to the board and the board engineer to review.

- b. Organic Remedies – 400 S Broadway – Block 131 Lot 10 – Informal Review/ Concept Plan

Edward Mainardi, the applicant's attorney, provided testimony for a conditional use and a site plan also with no changes proposed to the site. He and the applicant are willing to meet with Greg Fusco before the formal application. The board recommended conditional use approval also should be sought with a formal site plan submission. Mainardi provided a letter in May is the denial application which predated the completed zone for the cannabis district. The applicant wanted a waiver of a site plan. The board recommended that an as built should be prepared and submitted with your application and a current survey. The attorney stated there are no plans for a drive thru on site since the cannabis zone in Gloucester City does not allow it.

Motion to open to the public comment. Courant / Howarth.

No one from the public spoke about this application.

Motion to close to the public comments. Howarth/ Courant.

No vote was taken by the board on this concept plan/ informal review.

- c. Conduct a preliminary investigation to determine a need for redevelopment and revitalization of the following properties shown on the Municipal Tax Map (the "Study Area"): Block 5, Lot 8, Block 6, Lots 4, 6, 7, Block 10, Lots 1, 6, 14 ,Block 11, Lot 1, Block 14, Lot 1, Block 18, Lot 1, Block 19, Lots 1, 2, 4.01, 7-12, 20, Block 22, Lot 1, Block 23, Lots 3, 4, 7-10, Block 48, Lot 1, Block 49, Lots 1, 7, 9-14, 14.01, Block 50, Lots 1, 7-9, 11, 13, 15-19, Block 54, Lots 1, 4-10, 14, 16, 17, Block 55, Lots 1, 2, 2.01, 4-8, 10-12, 14-23, Block 59, Lots 1, 3, 5, 6, Block 59.01, Lots 1, 1.01, 2-4, 6-8, 10, 11, 11.01, 12-22, Block 61, Lots 1, 17, 17.01, 17.02, 27-29, Block 62, Lots 1, 2, 5, 6, Block 63, Lots 1, 6-8, 10-12, 15, 21, 25, 29-34, 36, 38-40, Block 68, Lots 2, 7-12, 14, 17-22, Block 69, Lots 1-3, 5, 5.01, 6-9, Block 70, Lots 14.01, 17.01, 19, Block 73, Lot 6, Block 74, Lots 2.01, 2.02, 12.01, 13, 15, 16, 17.01, 18.02, 19-26, 33.01, 35, 36, Block 75, Lots 1, 3-5, 8.01, 10, 11.02, 12-14, Block 76, Lot 1, Block 77, Lots 21, 21.01, 21.02, 21.03, 22, 22.01, 22.02, Block 83, Lot 13, Block 100.01, Lot 4, Block 101, Lot 1.02, Block 135, Lots 8.01, 9.01, 21, 23, Block 138.02, Lots 27, 52-55, 57, a portion of the Atlantic Street right-of-way between Ridgeway Street and Cumberland Street connecting Block 61 and Block 62, and a portion of the Salem Street right-of-way between North King Street and North Willow Street connecting Block 11 and Block 14.

Stan Slachetka, planner from Pennoni, and Geoffrey Grey-Cornelius, planner from Penni were sworn in. There was a general discussion of the redevelopment process which Gloucester City has begun on several properties in the city. The process started when the council made a resolution of all the blocks, and lots listed. This is not a condemnation redevelopment area and eminent domain is not part of this redevelopment report. If a condemnation hearing it would be a different notice process, but this is not happening here. The redevelopment plan is a governing ordinance to help rehab the properties. The preliminary report completed if the area is in need of redevelopment. The statutory criteria for the redevelopment processes have been met. The "A" criteria is buildings that are in bad condition and deteriorated. The "B" criteria is a vacant property that is no longer used for commercial use that is abandoned. The "C" criteria is vacant private own land for 10 years or more that needs to be fixed. The "D" criteria is the condition of the buildings in the is bad shape overall. There is an UEZ in the area that meets a criterion for redevelopment for long term tax exemption and abatements. Anyone of the criteria puts the property in the zone for redevelopment.

Geoffrey Gray-Cornelius provided testimony on the maps shown in the report document. The inventory of the properties and what zones they are a part of and the sizes the lots area quantified also in the maps. He provided extensive testimony on the different areas in the proposed redevelopment report.

Stan Slachetka provided testimony on UEZ qualifies you only for businesses in a redevelopment area. They discussed the criteria of properties for the Smart Growth area with mixed use and walkability. Then provided testimony on the specific parcels of properties by block and lot in the report.

A person from the public needed to be removed from the meeting due to unruly speaking to the board with cursing and with defiance since no documents were accessible to them via the website other than coming to see them in person in the municipal building.

Stan Slachetka stated again no property is being taken or acquired by the City. This report is not for eminent domain of property listed in this report.

Lori Ryan will provide the draft documents on the website this evening after the meeting for the public to view.

Stan Slachetka provided pics of sites around the city that are in poor condition all over the entire redevelopment reports locations on the notices. They provided several pictures of the sites in the report and

stated why they meet the criteria for redevelopment which meets the report's requirements.

Motion to open to the public portion of the meeting. Courant/ Howarth

Bill Johnson of 807 Middlesex Street questioned the city on the property's maintenance by the Housing department. What is required statute for each property on site to brought to acceptable code standard. Asked if there will be additional notice will be provided for a second hearing to continue this report?

Joseph Kessler, the attorney from Dilworth Paxton who represents Holt Logistics Corp. read into the record a letter. There were no photos available for the public and the reasoning of the report is not accurate. They want to review the report but since the legal notices were incorrect from the City redevelopment attorney, they didn't have time to review the documents at the city. They are not in agreement that the North King Street areas and the entrances to the GC marine terminal is being categorized as underutilized properties. The report fails to comply with the statue requirements and uses boiler plate language to create the report. The letter dated July 26, 2023, from Dilworth Paxon to James Maley via email provide to the board on record at the meeting and was read into the record.

Chris Guessmany of 710 Market Street asked what is the plan with this report? They were directed to ask the city council what is the overall plan for the redevelopment?

Chip Grace of 318 Sherman Street was concern with the American Legion and the small criteria that is code enforceable changes are being used to call the properties dilapidated. How do minor repairs to a building make the criteria of the redevelop the zone. They are asking for property owners to get grants to improve their properties.

Bill Johnson of 807 Middlesex Street asks what happened to Hollywood east, schools, and the marina we lost lot of tax ratables discussion. We still do not have those promised tax rateables.

Motion to close public comments. Gartland /Smith.

No vote was taken by the board on this redevelopment plan. Another meeting will be held about this project at a later date which will be legal noticed again by the City.

7. Correspondence – None at this time.

8. Adjournment: Motion to Adjourn – Howarth/ Smith. All voted yes. Meeting adjourned at 10:01 pm.

ATTEST:

Adrianne Moore
Gloucester City Planning/Zoning Board Secretary