

Planning & Development Standing Committee Meeting
Wednesday, July 8, 2026 – 6:00 p.m.
City Hall
1st Floor Council Conference Room
9 Dale Avenue
Gloucester, MA 01930
-Minutes-

Present: Chair, Councilor Jason Grow; Vice Chair, Councilor Dylan Benson; Councilor Hannah Kimberley

Also Present: Legislative Aide, Lynds Jones

This meeting was conducted in person and remotely through ZOOM

Councilor Grow called the P&D meeting to order at 6:00 p.m.

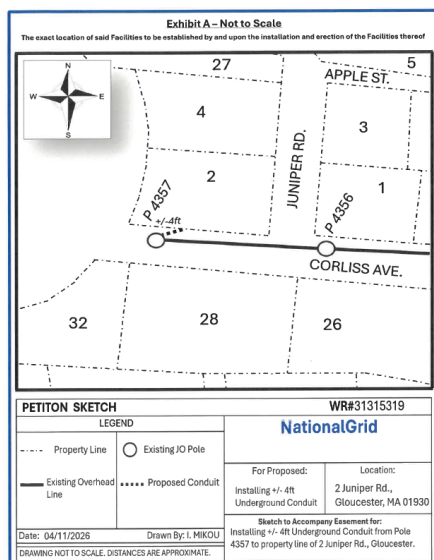
Councilor Grow announced the names of the P&D Committee members in attendance.

- 1. PP#2026-002 Petition by National Grid to install underground facilities on Corliss Avenue beginning at a point approximately 115 feet West of the centerline of the intersection of Juniper Road and Corliss Avenue and continuing approximately 4 feet in a North-East direction. National Grid is petitioning to install +/- 4ft underground customer owned conduit from pole 4357 to property of 2 Juniper Road. (cont. from June 17 2026)**

- **Public Hearing Opened: 6:03 p.m.**

- **Speaking in Favor: Ismail Mikou, 44 River Street, Beverly** stated that the pole was on Corliss Avenue and the property where the underground conduit would be connected to is at 2 Juniper Road. He stated that the work would occur during the day, and no traffic would be stopped as the location was on a dead end. He stated that the sidewalk where the work would take place was grass, and would be restored after work was completed.

Councilor Benson asked for a map of the work to be shown. **Legislative Aide, Lynds Jones** shared his screen:



Councilor Grow asked when the work was scheduled for. **Ismail Mikou** stated it would be in four or five weeks.

Councilor Benson asked how long the work would take. **Ismail Mikou** stated it would take a few hours.

- **Speaking in Opposition:** None.

- **Communications:** **Legislative Aide, Lynds Jones** read the following memo from **DPW Director Michael Hale**:

Department of Public Works
28 Poplar Street
Gloucester, MA 01930



TEL (978)281-9785
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mhale@gloucester-ma.gov

CITY OF GLOUCESTER
DEPARTMENT OF PUBLIC WORKS
MEMORANDUM

Date: May 18, 2026

To: Councilor Jason Grow, Planning & Development Committee Chair
Councilor Dylan Benson, Vice Chair
Councilor Hannah Kimberley, Member

From: Michael B. Hale, Director of Public Works

Re: Application (PP2026-002) Corliss Ave

Councilors:

The Department of Public Works has reviewed the above-mentioned application by Massachusetts Electric Company d/b/a National Grid and Verizon New England, Inc. requests permission to locate poles, wires, and fixtures, along and across the following public way:

Corliss Ave: National Grid to install underground facilities on Corliss Ave. Beginning at a point approximately 115 feet West of the centerline of the intersection of Juniper Road and Corliss Ave and continuing approximately 4 feet in a North-East direction. National Grid is petitioning to install +/- 4ft underground customer owned conduit from pole 4357 to property of 2 Juniper Road, Gloucester, MA 01930

In an attempt to maintain the quality of City roadways, the Department of Public Works requests the following be required of the applicant:

1. Notification to the Department of Public Works 72 hours in advance of the proposed work. A construction schedule will be prepared by the applicant for review and acceptance by the Department of Public Works.
2. In the absence of a detailed construction plan, the Department of Public Works requests: all proposed conduits and appurtenances shall be placed so as to cause minimum conflict with existing underground utility services.
3. All excavations must be secured at all times.
4. All excavated trenches shall be patched flush with the surrounding asphalt using hot mix asphalt binder at the end of each work day, to minimize pedestrian hazards. Asphalt shall be applied in two lifts of 2-inches, totaling 4-inches.
5. Sidewalks must be restored with like material immediately after pole set.
6. Paving conditions must be approved by Public Works prior to issuance of road opening permit.

Should you have any questions regarding the conditions requested, please do not hesitate to contact my office.

- **Questions from Councilors to Applicants/Staff:** None.

- **Public Hearing Closed:** 6:08 p.m.

COMMITTEE RECOMMENDATION: On a motion by Councilor Grow, seconded by Councilor Benson, the Planning & Development Committee voted 3 in favor, 0 opposed, to recommend that the City Council permit Massachusetts Electric Company d/b/a National Grid, to locate poles, wires and fixtures, including the necessary sustaining and protecting fixtures, along and across the public way, to install underground

facilities on Corliss Ave. Beginning at a point approximately 115 feet West of the centerline of the intersection of Juniper Rd. and Corliss Ave. and continuing approximately 4 feet in a North-East direction. National Grid is petitioning to install+/- 4ft underground customer owned conduit from pole 4357 to property of 2 Juniper Rd. Also for permission to lay and maintain underground laterals, cables and wires in the above or intersecting public ways for the purpose of making connections with such poles and buildings as each of said petitioners may desire for distribution purposes in Gloucester, MA - as shown on a plan included in the application dated April 11, 2026 – with the following conditions:

1. Notification to the Department of Public Works 72 hours in advance of the proposed work. A construction schedule will be prepared by the applicant for review and acceptance by the Department of Public Works.
2. Proposed excavation may only occur during accepted road opening and construction season, 15 March – 15 November.
3. In the absence of a detailed construction plan, the Department of Public Works requests: all proposed conduits and appurtenances shall be placed so as to cause minimum conflict with existing underground utility services.
4. All excavations must be secured at all times.
5. All excavated trenches shall be patched flush with the surrounding asphalt using hot mix asphalt binder at the end of each work day, to minimize pedestrian hazards. Asphalt shall be applied in two lifts of 2-inches, totaling 4-inches.
6. Sidewalks must be restored with like material immediately after pole set.

MOTION TO ADJOURN: On a motion by Councilor Benson, seconded by Councilor Kimberley, the Planning & Development Committee voted 3 in favor, 0 opposed, to adjourn the meeting at 6:10 p.m.

Submitted by: Lynds S. Jones, Legislative Aide

Documents submitted at the meeting: None.

Matters appearing on the agenda that are to be continued:

1. SCP2026-003: The application of Gloucester Main LLC to construct a mixed-use residential development including 40 residential units and retail and/or restaurant space: GZO Secs. 1.8.3 “Standard to be Applied,” 1.10.1 “Jurisdiction of the City Council and Zoning Board of Appeals,” subsection (a) “City Council,” 3.2.2 “Dimensional Requirements for Multi-family Dwellings and Their Accessory Uses (other than signs),” fn. (a) “Minimum lot area per dwelling unit or minimum open space per dwelling unit,” 2.3.1 “Residential Uses” subsection (8) “Conversion to or new multi-family or apartment dwelling, seven or more dwelling units,” 3.1.6(b) “Building Heights in Excess of 35 Feet” and 5.7.5 “Special Permit Criteria [Major Project]” at Main Street #150, Map #8, Lot #64 in the CB and CCD district. (cont. from March 4, 2026) (cont. to July 22, 2026)
2. [RZ2026-001] CC#2026-012 (Memhard): Amend GZO Sec. 3.2.1 “Dimensional Requirements for Single, Two-Family and Three-Family Dwellings” by increasing the minimum lot area per dwelling unit (sf) requirement for the RC-40 (Coastal Residential) zoning district by DELETING “20,000 sf” and ADDING “40,000 sf.” (cont. to July 22, 2026)

Meeting Recording: <http://gloucester-ma.gov/1097/Past-Remote-Public-Meeting>