

Planning & Development Standing Committee Meeting
Wednesday, July 22, 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

Other Councilors Present: Councilor Marjorie Grace

Also Present: General Counsel, Suzanne Egan (remote); Planning Director, Gregg Cademartori (remote); Legislative Aide, Lynds Jones

This meeting was conducted in person and remotely through ZOOM

Agenda items were taken out of order and the minutes reflect these changes.

Councilor Grow called the P&D meeting to order at 6:21 p.m.

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

- 1. Special Event Application (#EVNT-26-37): Request for street closures for the Lone Gull 10k Road Race on September 20, 2026 with a rain date of September 27, 2026**

Summary of Discussion: None.

MOTION: On a motion by Councilor Grow, seconded by Councilor Benson, the Planning & Development Committee voted 3 in favor, 0 opposed, to permit the road closure of Nautilus Road from 7:30 a.m. until 10:00 a.m. on Sunday, September 20, 2026, with a rain date of September 27, 2026, for the Lone Gull 10K Road Race sponsored by the Children's Center for Communication with the following conditions:

- 1. A Certificate of Insurance naming the City of Gloucester as an additional insured party has been filed with the City Clerk's office.**
- 2. Road Closure Plan: Approvals of the Special Events Advisory Committee giving approval of the plans for the Lone Gull 10K Road Race have been given. Roads to be closed on the Back Shore are to be marked with signage directing the public as to the duration of the closure and alternate routes. Traffic and parking plan and police detail information by the Police Chief or his designee is to be filed with the City Clerk and the DPW Director or his designee on or before September 10, 2026.**
- 3. Refuse and Comfort Stations: All event refuse and recycling must be removed by the organizer. If any portable toilets (with two handicapped accessible) are to be provided and maintained by the organizer, they are to be placed the evening before the day of the event or early in the morning of the day of the event and removed by 1:00 p.m., Sunday, September 20, 2026.**
- 4. Emergency Services: Any EMS requirements of the City EMS Director must be met.**

5. **Staffing:** Event staff is to have cell phones and be identified by the public with distinct shirts. A list of event staff and their cell phone numbers is to be submitted to the Police, Fire, or DPW Departments.
6. **Notification of Immediate Abutters and Businesses to Race Route:** Notice shall be made by the event organizer by hand or by mail no later than 7 (seven) days in advance of the event to any function halls, motels and hotels, and other businesses along the race route.
7. **Responsibility of the Children's Center for Communication:** It is the sole responsibility of the Children's Center for Communication to ensure that all required documentation is timely filed with the appropriate City departments as indicated. Failure to comply with any conditions precedent may result in permit revocation. Any changes to the route must receive prior approval from the Police and Fire Departments.

2. **Special Event Application (#EVNT-26-46): Request for street closures for the Fishbox Derby Race on September 20, 2026 with a rain date of September 27, 2026**

Summary of Discussion: None.

MOTION: On a motion by Councilor Grow, seconded by Councilor Benson, the Planning & Development Committee voted 3 in favor, 0 opposed, to permit the Fishbox Derby, Inc. on Sunday, September 20, 2026, with a rain date of Sunday, September 27, 2026, to hold the Fishbox Derby ("Soapbox Car" Race) closing Gloucester Avenue at its intersection with Maplewood Avenue to the junction of Rockland Street and Gloucester Avenue, also closing the entrance of Springfield Street onto Gloucester Avenue, and the entrance of Acacia Street onto Gloucester Avenue, from 7:00 a.m. to 2:00 p.m. with the following conditions:

1. **Road Closure Plans:** Roads to be closed are to be marked with signage directing the public as to the duration of the closure and alternate routes. Any substantial changes, as determined by either the Police or Fire Chief or their designees to the route or related to safety issues will require Council approval.
2. **Notification of Immediate Abutters and Businesses to event:** Notice shall be made by the event organizer by hand or by mail no later than 7 days in advance of the event to any businesses along the race route.
3. **Application must be approved by the Special Events Advisory Committee;** failure to comply with any conditions set forth by the Special Events Advisory Committee may result in permit revocation.

3. **Memorandum from the General Counsel regarding Massachusetts Electric Company grant of easement for 50 Essex Avenue**

Summary of Discussion: General Counsel, Suzanne Egan stated that the easement would allow for electrical infrastructure to be built that would supply the expanded secondary wastewater treatment plant on Essex Avenue.

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 grant an easement to Massachusetts Electric Company at 50 Essex Avenue for the purpose of installing, maintaining, and operating the overhead system and an underground electric distribution system as shown on the plan entitled Electric Distribution Construction easement WR# 31226179, dated January 7, 2026.

4. 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)

Summary of Discussion: Attorney Deborah Eliason, 470 Washington Street, stated she was representing the applicant. She shared her screen.

150 MAIN ST

Planning & Development Committee



FOX CREEK

utile

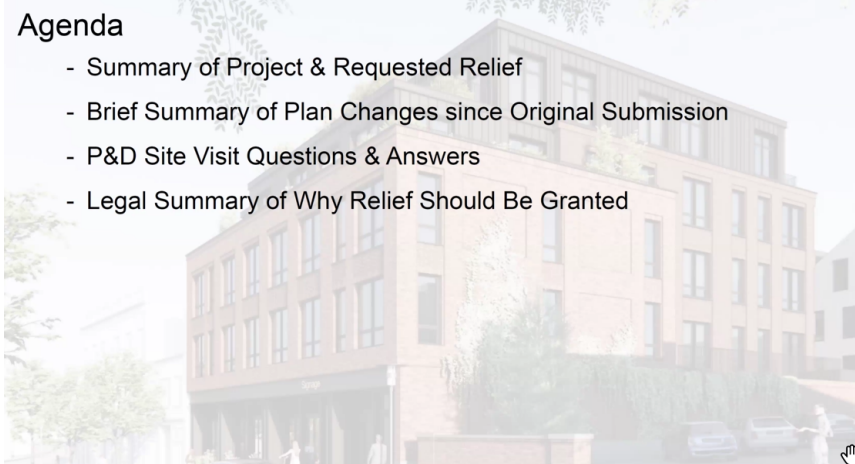
HANCOCK
ASSOCIATES

Project: 150 Main St. Gloucester, MA

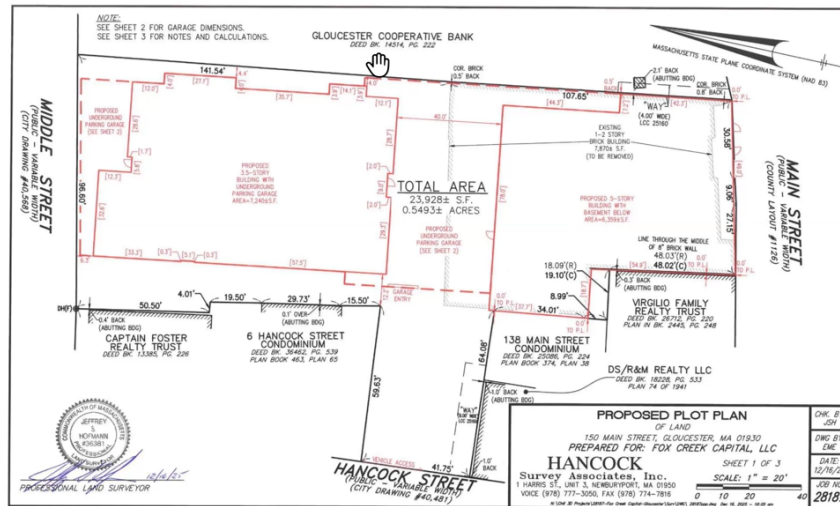
Date: July 22, 2026

Agenda

- Summary of Project & Requested Relief
- Brief Summary of Plan Changes since Original Submission
- P&D Site Visit Questions & Answers
- Legal Summary of Why Relief Should Be Granted



Site Plot Plan



Attorney Eliason stated that the property was the former site of bank and they were seeking to convert it to a mixed residential and commercial space with a total of forty units. She stated that the building would sit in both the CB and CCD districts, with the Historic District line running though the property. She stated that the project had received all requested relief from the City including from the Historic District Commission, the Zoning Board of Appeals, and the Planning Board, and all that was left was City Council.

Requested Relief

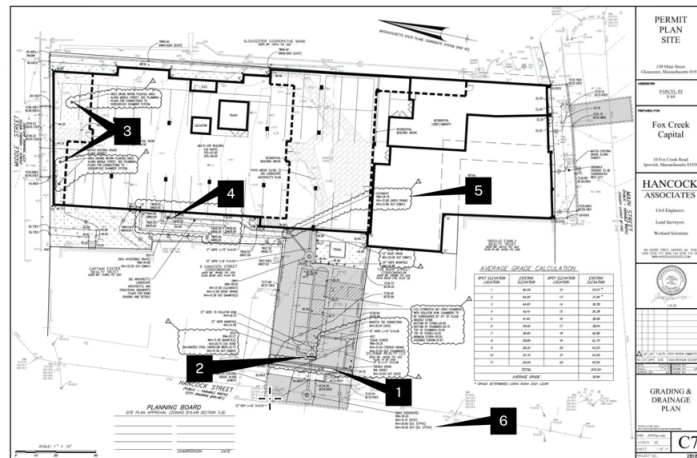
Requested Relief				
	<u>Relief Requested</u>	<u>CCD & CB Requirements</u>	<u>Current/Existing</u>	<u>Proposed</u>
GZO 5.7.1 Major Project 21 or more bedrooms	Special Permit	-	-	61 bedrooms
GZO 2.3.1(8) Conversion to Multi-family w/ 7 or more units	Special Permit	-	-	40 units
GZO 3.2.2 fn.a Min. lot area per dwelling unit (sf)	1907 SF	2500 SF	-	593 sf / dwelling unit
GZO 3.2.2 fn.a Min. Open Space/ Dwelling Unit	1068 SF	1250 SF	-	182 sf (7,290 SF total)
GZO 3.1.6(b) Building Height (ft)	22'-0"	30'	29.4'	52'-0"

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Attorney Eliason stated that the above was the requested relief.

Plan Changes

1. A trench Drain was added along the back of sidewalk along Hancock Street
2. The orifice was removed from the weir, and the top of weir elevation was adjusted to hold 1" over the total impervious area on-site
3. Area drains were added in the landscaped area along Middle Street
4. Spot grades were added around area drain AD1
5. Invert and rim information was added to the clean out
6. Invert information was added to DMH2

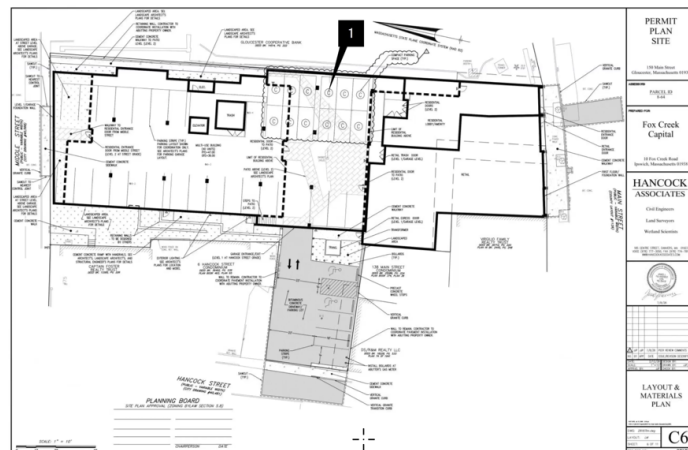


Attorney Eliason stated that the above were the changes to the original project plans based on feedback and third-party review.

James Polakiewicz, Hancock Associates, stated the above changes to the original plan.

Plan Changes

1. Compact spaces called out on the civil plans



Site Visit Questions

Q1:

"What will be on the first floor along Main Street?"

3,500 SF retail/restaurant.

The ground floor has been intentionally designed for active commercial use. While a restaurant is certainly one possibility, the space is flexible enough to accommodate a variety of neighborhood-serving retail uses as one or two tenants. Our goal is to create an active street edge that contributes to Main Street throughout the day and evening rather than a single-purpose building.

Q2:

"Is a restaurant the only option?"

No. The space has been designed to remain flexible because we think long-term flexibility is important for Gloucester. It could become a restaurant, two smaller retail tenants, or another active commercial use that serves downtown. We intentionally did not over-design it for only one tenant type.

Site Visit Questions

Q3:

"Will the front line up with the existing storefronts?"

Largely yes. The building maintains the traditional street wall of Main Street while introducing slight setbacks at entrances to create better pedestrian access and more visual interest. It feels like it has evolved over time rather than appearing as one continuous façade.



Site Visit Questions

Q4:

"Will the existing trees remain?"

Yes. Preserving the mature street trees was an important design objective from the beginning. They provide shade, soften the streetscape, and help the new building feel immediately integrated into Main Street rather than looking newly constructed. Our intent is to protect them throughout construction and retain them long term.



Site Visit Questions

Q5:

"Will the new rooflines and look of the building match existing homes on Middle St?"

The roof gutter lines will match up to the existing homes. Although the Middle St building is one building it is designed to mimic two separate buildings allowing it to fit in with the existing neighborhood character.



Site Visit Questions

Q6:

"Can you explain the parking plans?"

Rather than placing a large surface parking lot in the center of downtown, we're moving parking below grade where it becomes largely invisible from the public realm. That allows us to preserve significantly more usable open space, introduce landscaping and a central courtyard, and create a much better pedestrian experience while still meeting residential parking requirements.

A lighting system will be installed to alert drivers when cars are coming in or out of the garage. Priority will be given to cars entering the garage to prevent cars waiting outside of the garage.

The parking spaces in the existing parking area adjacent to Hancock St. are counted in the required parking spaces for the project. There will be two ADA spaces, as well as EV chargers in this area of the parking. Neighbors that currently use those spaces will be able to continue to use them, except during construction, as long as the spaces are not needed for the residential tenants of the project.

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Chris Boyce, Gloucester Main LLC, 221 Woodside Avenue, Winthrop answered the above questions that were submitted at the site visit that occurred on July 15, 2026.

Councilor Grow asked what the pros and cons of having a door on the garage of the building. **Chris Boyce** stated that the pros would be decreased noise and light pollution, while the con was that there would be slightly less ventilation.

Councilor Benson asked for clarification regarding the ADA compliant parking spots outside of the garage. **Chris Boyce** stated that they would be able to be used for residents of the other nearby buildings unless a resident needed one.

Councilor Grow asked for clarification regarding the lighting scheme for the garage. **Chris Boyce** stated that there would be a typical lighting scheme inside and would be on timers and motion sensors.

Site Visit Questions

Q7:

"Will there be open space through to the parking entrance?"

Yes. Rather than a driveway dominating the site, the garage entrance is framed by landscaped planting areas and a central garden that becomes shared open space for residents. The intent is that pedestrians experience a green courtyard rather than simply looking into parking. The location of the central garden on the existing site was pointed out to the participants.



Site Visit Questions

Q8:

What is the height of the Main St. building at the back corner on Hancock St.?

At the rear corner along Hancock Street, the building measures 43'-6½" to the primary roofline before the upper-level setback.

Under the Gloucester Zoning Ordinance, however, building height is not determined at a single corner. Height is measured from the average existing grade around the building to the highest point of the roof, which results in an overall building height of 52 feet. That is the height associated with the zoning relief request before the Council.

Because the site slopes and the building incorporates multiple setbacks, individual corners vary in height, with some portions measuring lower than the overall zoning height and others higher. The rear Hancock Street corner was intentionally stepped back to reduce the visual and experienced scale of the building, soften its relationship to neighboring properties, and lessen shadow impacts.

Site Visit Questions

Q9:

"What about loading for retail tenants?"

Loading will ultimately depend on the specific tenant, but we've intentionally designed the project with flexibility in mind. These are neighborhood-scale retail spaces—not large-format commercial users—and deliveries will function much like they do throughout downtown Gloucester today, with smaller service vehicles and scheduled deliveries. We'll continue to coordinate loading operations as tenants are identified to minimize impacts on surrounding streets, but since we are less than 5000 sf no loading bay is required for our scale of retail.

Q10:

"What about CO₂ buildup in the garage?"

The garage is fully engineered to comply with the Massachusetts Building Code and Mechanical Code. Mechanical ventilation and carbon monoxide monitoring systems activate only when needed, and exhaust is discharged above the roofline. Given the relatively low number of vehicle trips expected—primarily morning departures and evening arrivals—the garage operates well below the activity level of a typical commercial parking facility.

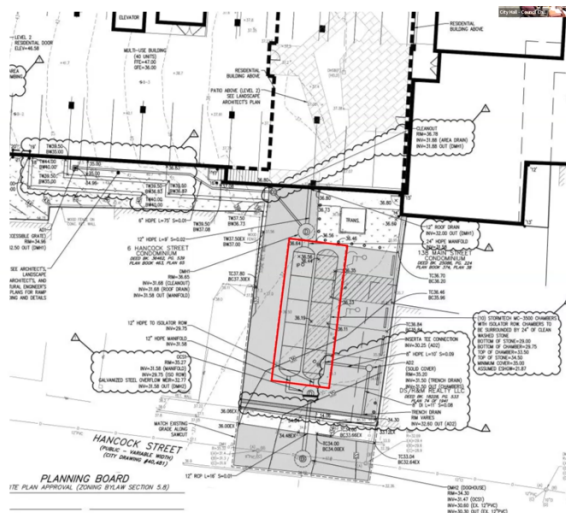
Chris Boyce answered the above questions.

Site Visit Questions

Q11:

"What about drainage?"

One of the benefits of placing the parking below grade is that it allows us to introduce significantly more landscaped open space above. That landscape is fully engineered with an underground drainage system capable of capturing and managing normal storm events before slowly releasing water, improving conditions compared with the existing largely paved site.



James Polakiewicz answered the above question.

Site Visit Questions

Q12:

"What about lighting?"

All exterior lighting will be designed to meet Dark Sky standards, meaning fixtures are fully shielded and directed downward to illuminate only where needed. The goal is to improve pedestrian safety while avoiding light spill onto neighboring properties or unnecessary glare into the night sky.



Questions

Q13:

"Can you explain the shadow study?"

The study showed that the greatest shadow impacts occur during the winter months when the sun is naturally much lower in the sky. During spring, summer, and fall—the months when outdoor activity is highest—the impacts are considerably less. We also intentionally stepped the building back at the upper levels to reduce perceived mass and improve access to light and air.

Shadow Study - Summer - Proposed Massing



Shadow Study - Vernal & Autumnal - Proposed Massing



Shadow Study - Winter - Proposed Massing



Chris Boyce answered the above questions.

Councilor Benson asked if there had been alternate locations considered for the transformer for the building. **Chris Boyce** stated that there were only two locations possible given the location of the building, and if it were put on the potential location on Middle Street there would be a loss of greenspace and it would be directly next to the abutter. He stated the proposed location off of Hancock Street would allow for access and would be located near all the electrical rooms. **James Polakiewicz** stated that locating it on Middle Street would put it in the Historic District which the Historic Commission would be less likely to approve.

Councilor Benson asked if preserving the green space off of Middle Street and private access stairs were given priority over providing a standard two-way garage entrance. **Chris Boyce** stated that the location of the parking lot entrance had been chosen so it was not in the Historic District and was in the location that had historically been the entrance to a parking lot.

Councilor Benson asked how wide the entrance to the parking garage was. **Chris Boyce** stated that it was 15 feet wide. He stated that it would be a one way that was controlled by lights.

There was a brief discussion regarding the traffic study.

Councilor Benson asked how would peak hour traffic be handled. **Chris Boyce** stated that there would be a traffic system in place with signals inside and outside of the garage.

Councilor Grow asked what the breakdown of units was between the two sections of the building. **Attorney Eliason** stated that there would be 19 units in the Main Street side and 21 on Middle Street. **Chris Boyce** stated that there 60% of units would be two bedrooms, 30% one bedrooms, and 10% studio apartments.

Councilor Grow asked what units would be affordable housing units. **Chris Boyce** stated four units would be affordable, and the bedroom makeup had not yet been determined, but it would most likely be one two-bedroom, one one-bedroom plus a den, one one-bedroom, and one studio.

There was a brief discussion regarding vegetative screening between the property and the abutter at 6 Hancock Street. It was determined that an amendment would be made to include a condition for vegetative screening to be planted.

1.8.3 Standard to be Applied

Proposed use will be in harmony with the general purpose and intent of this ordinance, will not adversely affect the neighborhood, the zoning district or the city to such an extent as to outweigh the beneficial effects of said use. City Council shall consider the following seven Factors:

(a) The social, economic and community needs that will be served by the proposed use;

- Advances City's stated goals for downtown revitalization and housing production
- Mixed use development contributing to vitality and walkability of downtown
- Downtown proximity is well suited to new year-round residential units
- Replacing parking lot with Middle St. building brings the Site into harmony with Historic District and the neighborhood
- Strong community support evidenced by unanimous votes of ZBA and HDC
- Inclusionary housing requirements met with 4 on-site units at 60% AMI

(b) Traffic flow and safety;

- Bowman Consulting Group Traffic Assessment indicates proposed redevelopment
- represents a substantial reduction in peak-hour traffic as compared to the former bank use
- GZO parking requirements are met
- Removal of existing curb cut on Middle St. creates continuous pedestrian frontage and reduces vehicular conflict points
- Housing production plan found downtown to be a "walker's paradise"- 3/8 mile from commuter rail station

(c) Adequacy of utilities and other public services;

- Utilities will be updated as necessary and adequate to serve the needs of the Site
- All necessary utilities are available and fed from Hancock St and adjacent streets

(d) Neighborhood character and social structure;

- Main St. side of the project is consistent with downtown which is defined by a mix of residential and commercial uses, walkable streets and varied building forms
- Mid-block garden creates new green space and a tree canopy in a dense downtown environment



1.8.3 Standard to be Applied (continued)

- Middle St side of the project has generous setbacks contributing to a more
- comfortable and inviting pedestrian experience
- Below grade parking eliminates visible parking along Main and Middle Streets
- and reinforces the walkable, storefront oriented character of downtown
- The height of each building is consistent with other buildings on Middle St and
- Main St., respectively, and the massing, setbacks and articulation ensure that
- they fit comfortably within the existing streetscapes
- This thoughtful infill development successfully integrates new housing and
- commercial activity into an established downtown setting.
- (e) Qualities of the natural environment;**
 - The natural environment will be greatly improved by the creation of street side
 - green space, a mid-block garden and the placement of the majority of the
 - parking below grade
 - Site has more than the required lot area
 - Site is not within a protected resource area or flood zone
 - The current Site has minimal green space and is mostly impervious
- (f) Potential fiscal impact; and**
 - Redevelopment of this Site represents a more productive and appropriate use of
 - a prominent downtown parcel
 - Project will generate new residential and commercial tax revenue and support
 - surrounding property values
 - Project advances the highest and best use of the Site while delivering tangible
 - benefits to the City, its residents and the downtown business community.
- (g) Vulnerability to flooding and flood damage, taking into consideration projections for sea level rise.**
 - The Site is not located within any FEMA flood zones or in an area of projected sea level rise

5.7.5 Special Permit Criteria

5.7.5 Special Permit Criteria

The following criteria shall be considered as guidelines by the Council in addition to those of Sections 1.8.3 and 1.8.4 in acting upon Major Projects:

- (a) Major Projects should have access from an arterial or collector street via ways serving not more than ten single-family homes.
 - *All vehicular access is from Hancock St.*
 - *Access from Main St. and Middle St. will be pedestrian only*
 - *Access to the Site is more than adequate to serve the residential and commercial use*
- (b) *N/A applies only where not connected to municipal sewerage.*
- (c) The site plan shall include the following:
 - i. Access, drainage and utilities serving each structure meet functional standards equivalent to those established in the Gloucester Planning Board's adopted Subdivision Regulations;
 - ii. access via minor streets servicing single-family homes is avoided;
 - iii. parking areas are screened from public ways by building location, grading, or screening;
 - iv. lighting of parking areas avoids glare on adjoining properties;
 - v. egress does not require backing onto any public way;
 - vi. major topographic changes or removal of existing trees are avoided;
 - *Site plan shows the required access points, drainage and utilities serving the buildings*
 - *Majority of the parking is screened in the below grade garage*
 - *Parking area lighting is designed to avoid glare onto adjoining properties*
 - *There is a robust landscape plan creating a buffer for adjacent residential properties and along Middle St. and a heavily landscaped amenity garden*
 - *The Project avoids major topographic alteration and preserves existing site grades to the greatest extent practicable*

5.7.5 Special Permit Criteria (*continued*)

5.7.5 Special Permit Criteria (*continued*)

(d) All other requirements of the Zoning Ordinance and of all applicable building codes must have been satisfied. Consideration will be given by PB as to whether review by a third-party would be appropriate. Specific attention is drawn to the requirements of the Subdivision Control Law, and the necessity of obtaining occupancy permits prior to occupancy of any building or portion thereof.

- *Other requirements of the Zoning Ordinance and Building Code will be satisfied throughout and upon completion of the Project*

(e) Multi-family residential use in a non-residential district.

1. The public good will be served;

2. The non-residentially zoned area would not be adversely affected; and,

3. That the uses permitted in the zone would not be noxious to the multi-family or assisted living use.

- *CB and CCD Districts permit residential development, and are not intended to function as an exclusively residential area*
- *Project delivers a balanced, mixed-use development that strengthens both the residential and commercial functions of downtown*
- *The City has identified this area as appropriate for higher density residential development*
- *The 3500 square feet of ground floor retail and/or restaurant use will replace a long vacant building with an active commercial use*
- *The CB and CCD Districts will not be adversely affected by the residential use because the surrounding area already contains a number of mixed use buildings and residential use is expressly contemplated in the GZO by special permit*
- *The CB and CCD uses will not be noxious or incompatible with the multi-family residences because the predominant uses on Main St. (eg. Retail shops, service establishments and restaurants) provide convenient amenities for the Project's residents*
- *Middle St. is a mix of residential and civic uses entirely consistent with the residences proposed for Middle St.*

(f) N/A Shopping Centers only.

(g) N/A Assisted Living Facilities only.

GZO, Sections 1.10.1(a)(2) and 3.2.2, footnote a.

GZO, Sections 1.10.1(a)(2) and 3.2.2., footnote a. provides that "[m]inimum lot area per dwelling unit or minimum open space per dwelling unit, or both, may be decreased by special permit issued by the City Council, but only upon a finding that such lesser lot area or open space is in keeping with neighborhood character and structural density.

- *Project has 23,720 SF of lot area, where only 10,000 SF is required*
- *There will be approximately 593 SF of lot area/dwelling unit and 178 SF of open space/dwelling unit*
- *Allowing these reductions is appropriate and consistent with the character and structural density of the surrounding downtown neighborhood*
- *Most buildings on Main St. are constructed at or near the lot lines with little or no open space, which is characteristic of downtown multifamily living, where private outdoor space is secondary to proximity to amenities.*
- *The proposed reductions are reasonable, customary, and consistent with the established downtown development patterns, which benefit from neighborhood amenities such as shops, restaurants and services, as well as walking access to Gloucester Harbor, the Harbor Walk, Stage Fort Park, Stacy Boulevard and Pavilion Beach*
- *Rental apartments help sustain a flexible, year-round residential population that is more likely to live close to work, rely on walkable services, and contribute consistently to the local economy*
- *By supporting workforce accessibility and ongoing economic activity, rental housing complements owner-occupied housing and contributes to a vibrant, lived-in downtown*

GZO, Sections 1.10.1(a)(1) and 3.1.6 (b)

GZO, Sections 1.10.1(a)(1) and 3.1.6 (b) authorizes building heights in excess of 35 feet provided the City Council makes a written determination that "such increase in allowable height is consistent with neighborhood character and will not be substantially detrimental to the neighborhood because of obstruction of views, overshadowing of other properties, impairment of utilities or other adverse impacts."

- Requested height is the result of a deliberate and carefully considered design approach that balances neighborhood context, pedestrian experience, environmental quality, and economic feasibility
- Although the Main St. building measures 52'-5" per the GZO, pedestrians will experience a 3 story building along the Main St. sidewalk measuring 36' from the sidewalk due to setback of the upper levels away from sightlines and the articulated façade. This is consistent with other buildings on Main St.
- The height of the Middle St. building as measured from the sidewalk is entirely consistent with other buildings in that neighborhood
- The additional height is required to eliminate visible parking, preserve a walkable and pedestrian-oriented Main Street frontage and create a mid-block green space that introduces meaningful open space and tree canopy into a dense downtown setting. The proposed height is not an arbitrary increase, it is directly tied to these design elements
- By intentionally dividing the development into two distinct buildings, the height is distributed and articulated, creating visual relief and preserving light and air between the buildings
- The GZO 30' height limitation could be met by consolidating the height into the garden area resulting in a bulkier, less respectful building form that would diminish the neighborhood benefits that this Project is designed to provide
- The impact on views has been minimized through careful massing and setbacks from both the front and side yards. Mechanical equipment is fully integrated into the design and shielded from view on both buildings
- The Utile shadow study demonstrates that the incremental difference in shadow between a 30' building and the proposed Project is limited and occurs primarily during the winter months. During the spring, summer and fall, shadow impacts are negligible



Attorney Eliason stated the above.

Councilor Grow asked for any additional comments from **Planning Director, Gregg Cademartori**. **Planning Director, Gregg Cademartori** stated that from the peer reviewer's perspective it was a well thought out plan.

COMMITTEE RECOMMENDATION: A motion was made by Councilor Grow, seconded by Councilor Benson, to recommend that on the basis of the revised submissions, the City Council grant the following special permits to Gloucester Main LLC to construct a mixed-use residential development containing 40 residential units and retail and/or restaurant space:

1. A special permit pursuant to GZO Sections 1.10.1(a)(1) and 3.1.6(b) for a proposed height of 52'-5" as the proposed height will not be substantially detrimental to the neighborhood. The shadow study submitted demonstrates that there will be a minimal impact to the abutting properties.
2. **Special permits** pursuant to Sections 1.8.3, 2.3.1(8) and 5.7.5 to allow the conversion to a new multi-family building with 7 or more units and a major project with 11 or more dwelling units pursuant to GZO 5.7.1 on the Site located at 150 Main Street on the basis that the requested special permits (i) will be in harmony with the general purpose and intent of the ordinance; (ii) will not adversely affect the neighborhood, the zoning district or the city to such an extent as to outweigh the beneficial effects of said uses; (iii) meet the criteria necessary for the grant of a special permit; that being, (a) the social, economic and community needs that will be served by the proposed uses; (b) traffic flow and safety; (c) adequacy of utilities and other public services; (d) neighborhood character and social structure; (e) qualities of the natural environment; (f) potential fiscal impact and (g) vulnerability to flooding and flood damage, taking into consideration projections for sea level rise; and **Find that** the requested major project special permit will meet the criteria set forth in GZO § 5.7.5(a) through (e).
3. **A special permit** pursuant to GZO, Sections 1.10.1(a)(3) and 3.2.2., footnote a, to permit lesser minimum lot area and open space per dwelling unit. And find that the reduction of the required lot area/dwelling unit from 2500 sf/dwelling unit to 593 sf/dwelling unit and the reduction of the required open space/dwelling unit from 1250 sf/dwelling unit to 178 sf/dwelling unit is in keeping with neighborhood character and structural density of the neighborhood. and
4. **A special permit** pursuant to GZO § 1.10.1(a)(1) and 3.1.6 (b), to permit building height in excess of 35', namely 52'-5"; and Find that the Increase in allowable height to 52'-5" for the Project is consistent with neighborhood character and will not be substantially detrimental to the neighborhood because of obstruction of views, overshadowing of other properties, impairment of utilities or other adverse impacts.

With the following conditions:

As recommended by the Fire Chief:

1. The Address be coordinated with the City Engineers office for 911 adequate access into the parking garage for firefighting.
2. Building clearances and access for firefighting/rescue be evaluated from a 360 degree perspective.
3. The building is monitored by a Central Station Fire Alarm for the life of the building.
4. Bi Directional Amplification system (BDA) is required for Public Safety main radio channels for police and fire.
5. Exterior walls to be composed of a fire resistant material (masonry, cement board, etc.)

And as recommended by the Planning Board:

6. **Substantial Conformance.** The project shall be constructed in substantial conformance with the plans and materials submitted with the application, as modified during the review process, and as may be further revised to address the technical comments of Weston & Sampson and response from Hancock Associates on behalf of the applicant.
7. **Final Utility and Drainage Design.** Prior to issuance of a Building Permit, the Applicant shall submit final utility, grading, drainage, and stormwater management plans demonstrating compliance with applicable City regulations and the Massachusetts Stormwater Standards. Such plans shall include revisions necessary to:

- (a) Capture, treat, and infiltrate stormwater runoff from impervious surfaces to the maximum extent practicable;
 - (b) Provide final grading, spot elevations, drainage structure information, and drainage details;
 - (c) Demonstrate proper drainage of landscaped, garage entrance, and pedestrian areas; and
 - (d) Incorporate all agreed-upon revisions identified during the peer review process.
8. **Department of Public Works Review.** Prior to issuance of a Building Permit, final water, sewer, drainage, and utility connection details shall be reviewed and approved by the Gloucester Department of Public Works.
9. **Building Permit Submissions.** Prior to issuance of a Building Permit, the Applicant shall submit final engineering and construction documents, including retaining wall design, structural calculations, geotechnical recommendations, and other information required by the Building Commissioner and applicable codes. Such Building Permit Application shall be subject to a third-party fire and building code review funded by the applicant.
10. **Compliance with Laws and Regulations.** The project shall comply with all applicable provisions of the Gloucester Zoning Ordinance, State Building Code, Fire Code, Accessibility Regulations, Stormwater Regulations, and all other applicable local, state, and federal requirements. Any permits or approvals required from other agencies (other than for demolition) shall be obtained prior to commencement of the associated work.
11. **Stormwater Operation and Maintenance.** The Applicant shall maintain all stormwater management facilities in accordance with the approved Operation and Maintenance Plan and shall provide any required certifications, including a signed Illicit Discharge Statement, prior to issuance of a Certificate of Occupancy.
12. **Construction Management.** Prior to the issuance of a Building Permit, the application shall submit a Construction Management Plan for review and approval by the Police Chief, Fire Chief, Building Commissioner and the Director of Public Works.

Inclusionary Zoning Requirements

13. **Inclusionary Zoning.** The project shall comply with all applicable provisions of Section 5.11 of the Zoning Ordinance in terms of sequencing and timing of the construction of four on-site residential units offered at 60% of the Average Median Income (AMI).

And recommend that the City Council adopt the following findings:

1. **Beneficial effects on the neighborhood.** The City Council finds that the proposed use will not have adverse effects which overbalance the beneficial effects on the neighborhood or the City. The Project satisfies the criteria necessary for a Special Permit under Section 1.8.3, 2.3.1(8) and 5.7.5.
2. **Social, economic, and community needs are served by Project.** The Project serves the social, economic, and community needs and advances the City's stated goals for downtown revitalization and housing production. It will reintroduce active ground-floor commercial use to the Main Street frontage of the Site, replacing a vacant building with a mixed-use development that contributes to downtown Gloucester. Furthermore, the Middle Street side of the Project is more consistent with the Historic District and the neighborhood than the existing vacant parking lot.

The creation of forty (40) residential dwelling units and approximately 3,500 square feet of new commercial space is expected to increase foot traffic in the downtown area, strengthen the customer base for nearby businesses, and support the long-term health of Main Street without placing additional demand on public parking resources. All required parking is provided on site.

The Project will also add four (4) on-site affordable housing units at 60% of Area Median Income (AMI), directly contributing to the City's affordable housing inventory in a walkable, transit-accessible downtown location.

Summary of Discussion: There was a brief discussion regarding an amendment to the main motion to add a condition regarding vegetative screening. **Carol Ciulla, 6 Hancock Street**, had several questions which were addressed in the discussion.

MOTION TO AMEND: On a motion by Councilor Gross, seconded by Councilor Kimberley, the Planning & Development Committee voted 3 in favor, 0 opposed, to amend the main motion by adding a condition that there shall be screening between the applicant's property and the property of 6 Hancock Street, made up of plantings of no more than seven feet in height.

Summary of Discussion: Councilor Benson stated his support for the matter.

Councilor Kimberley stated her support for the matter.

Councilor Benson stated his support for the matter.

COMMITTEE RECOMMENDATION AS AMENDED: On a motion by Councilor Grow, seconded by Councilor Kimberley, the Planning & Development Committee voted 3 in favor, 0 opposed, to recommend that on the basis of the revised submissions, the City Council grant the following special permits to Gloucester Main LLC to construct a mixed-use residential development containing 40 residential units and retail and/or restaurant space:

1. A special permit pursuant to GZO Sections 1.10.1(a)(1) and 3.1.6(b) for a proposed height of 52'-5" as the proposed height will not be substantially detrimental to the neighborhood. The shadow study submitted demonstrates that that there will be a minimal impact to the abutting properties.
2. **Special permits** pursuant to Sections 1.8.3, 2.3.1(8) and 5.7.5 to allow the conversion to a new multi-family building with 7 or more units and a major project with 11 or more dwelling units pursuant to GZO 5.7.1 on the Site located at 150 Main Street on the basis that the requested special permits (i) will be in harmony with the general purpose and intent of the ordinance; (ii) will not adversely affect the neighborhood, the zoning district or the city to such an extent as to outweigh the beneficial effects of said uses; (iii) meet the criteria necessary for the grant of a special permit; that being, (a) the social, economic and community needs that will be served by the proposed uses; (b) traffic flow and safety; (c) adequacy of utilities and other public services; (d) neighborhood character and social structure; (e) qualities of the natural environment; (f) potential fiscal impact and (g) vulnerability to flooding and flood damage, taking into consideration projections for sea level rise; and **Find that** the requested major project special permit will meet the criteria set forth in GZO § 5.7.5(a) through (e).
3. **A special permit** pursuant to GZO, Sections 1.10.1(a)(3) and 3.2.2., footnote a, to permit lesser minimum lot area and open space per dwelling unit. And find that the reduction of the required lot area/dwelling unit from 2500 sf/dwelling unit to 593 sf/dwelling unit and the reduction of the

required open space/dwelling unit from 1250 sf/dwelling unit to 178 sf/dwelling unit is in keeping with neighborhood character and structural density of the neighborhood. and

4. **A special permit** pursuant to GZO § § 1.10.1(a)(l) and 3.1.6 (b), to permit building height in excess of 35', namely 52'-5"; and Find that the Increase in allowable height to 52'-5" for the Project is consistent with neighborhood character and will not be substantially detrimental to the neighborhood because of obstruction of views, overshadowing of other properties, impairment of utilities or other adverse impacts.

With the following conditions:

1. That there shall be screening between the applicant's property and the property of 6 Hancock Street, made up of plantings of no more than seven feet in height.

As recommended by the Fire Chief:

1. The Address be coordinated with the City Engineers office for 911 adequate access into the parking garage for firefighting.
2. Building clearances and access for firefighting/rescue be evaluated from a 360 degree perspective.
3. The building is monitored by a Central Station Fire Alarm for the life of the building.
4. Bi Directional Amplification system (BDA) is required for Public Safety main radio channels for police and fire.
5. Exterior walls to be composed of a fire resistant material (masonry, cement board, etc.)

And as recommended by the Planning Board:

6. **Substantial Conformance.** The project shall be constructed in substantial conformance with the plans and materials submitted with the application, as modified during the review process, and as may be further revised to address the technical comments of Weston & Sampson and response from Hancock Associates on behalf of the applicant.
7. **Final Utility and Drainage Design.** Prior to issuance of a Building Permit, the Applicant shall submit final utility, grading, drainage, and stormwater management plans demonstrating compliance with applicable City regulations and the Massachusetts Stormwater Standards. Such plans shall include revisions necessary to:
 - (e) Capture, treat, and infiltrate stormwater runoff from impervious surfaces to the maximum extent practicable;
 - (f) Provide final grading, spot elevations, drainage structure information, and drainage details;
 - (g) Demonstrate proper drainage of landscaped, garage entrance, and pedestrian areas; and
 - (h) Incorporate all agreed-upon revisions identified during the peer review process.
8. **Department of Public Works Review.** Prior to issuance of a Building Permit, final water, sewer, drainage, and utility connection details shall be reviewed and approved by the Gloucester Department of Public Works.
9. **Building Permit Submissions.** Prior to issuance of a Building Permit, the Applicant shall submit final engineering and construction documents, including retaining wall design, structural calculations, geotechnical recommendations, and other information required by the Building Commissioner and applicable codes. Such Building Permit Application shall be subject to a third-party fire and building code review funded by the applicant.

10. **Compliance with Laws and Regulations.** The project shall comply with all applicable provisions of the Gloucester Zoning Ordinance, State Building Code, Fire Code, Accessibility Regulations, Stormwater Regulations, and all other applicable local, state, and federal requirements. Any permits or approvals required from other agencies (other than for demolition) shall be obtained prior to commencement of the associated work.
11. **Stormwater Operation and Maintenance.** The Applicant shall maintain all stormwater management facilities in accordance with the approved Operation and Maintenance Plan and shall provide any required certifications, including a signed Illicit Discharge Statement, prior to issuance of a Certificate of Occupancy.
12. **Construction Management.** Prior to the issuance of a Building Permit, the application shall submit a Construction Management Plan for review and approval by the Police Chief, Fire Chief, Building Commissioner and the Director of Public Works.

Inclusionary Zoning Requirements

13. **Inclusionary Zoning.** The project shall comply with all applicable provisions of Section 5.11 of the Zoning Ordinance in terms of sequencing and timing of the construction of four on-site residential units offered at 60% of the Average Median Income (AMI).

And recommend that the City Council adopt the following findings:

3. **Beneficial effects on the neighborhood.** The City Council finds that the proposed use will not have adverse effects which overbalance the beneficial effects on the neighborhood or the City. The Project satisfies the criteria necessary for a Special Permit under Section 1.8.3, 2.3.1(8) and 5.7.5.
4. **Social, economic, and community needs are served by Project.** The Project serves the social, economic, and community needs and advances the City's stated goals for downtown revitalization and housing production. It will reintroduce active ground-floor commercial use to the Main Street frontage of the Site, replacing a vacant building with a mixed-use development that contributes to downtown Gloucester. Furthermore, the Middle Street side of the Project is more consistent with the Historic District and the neighborhood than the existing vacant parking lot.

The creation of forty (40) residential dwelling units and approximately 3,500 square feet of new commercial space is expected to increase foot traffic in the downtown area, strengthen the customer base for nearby businesses, and support the long-term health of Main Street without placing additional demand on public parking resources. All required parking is provided on site.

The Project will also add four (4) on-site affordable housing units at 60% of Area Median Income (AMI), directly contributing to the City's affordable housing inventory in a walkable, transit-accessible downtown location.

A public hearing for this matter will be held at the July 28, 2026 City Council Meeting.

A brief recess was taken at 8:08 p.m.

5. **SCP2026-007: The application of Seaside Legal Solutions, P.C. (Owner, Billiken Investments LLC), Day Court #4, Map #219, Lot #155: GZO Sec. 2.3.1(7) "Conversion to or new multi-family or apartment dwelling, four to six dwelling units," and Sec. 3.2.2 fn (e) "No principal building shall be closer to another principal building on the same site than the sum of their respective heights; provided, however, that the City Council may by special permit authorize a reduction in**

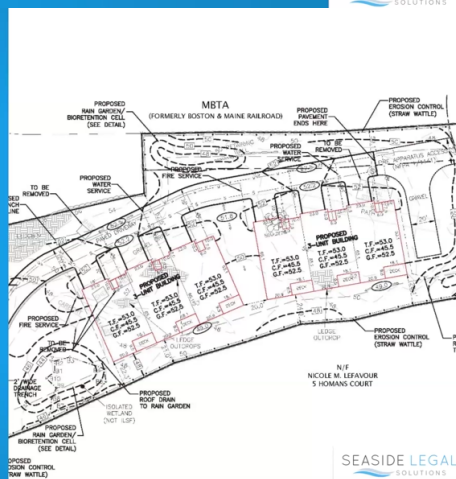
BACKGROUND



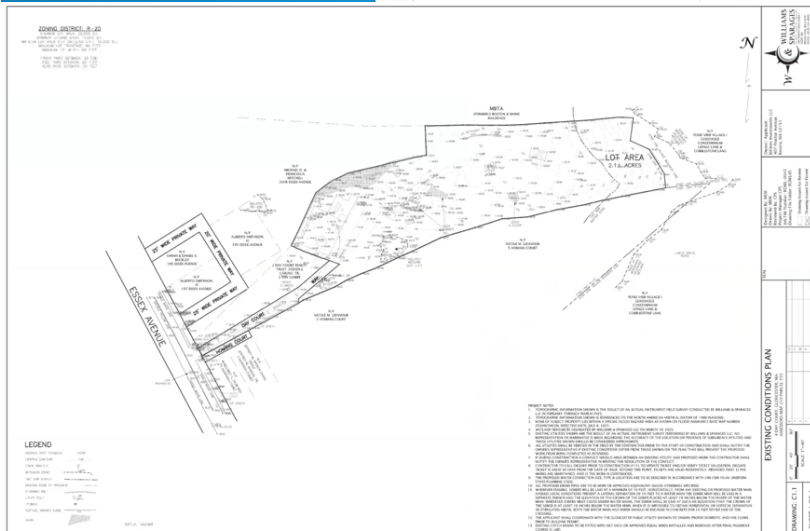
SEASIDE LEGAL SOLUTIONS

RELIEF REQUESTED

- ✓ **ZBA Variances:**
 - ✓ Right side yard setback
 - ✓ Distance between buildings
 - ✓ Frontage
- ✓ **"CC" Special Permit**
 - ✓ New multifamily 4-6 unit dwelling
 - ✓ Pursuant to GZO § 2.3.1(7)
- ✓ **Special permit pursuant to GZO § 3.2.2 fn(e)**
 - ✓ Principal building shall not be closer to another principal building than sum of their heights w/o special permit

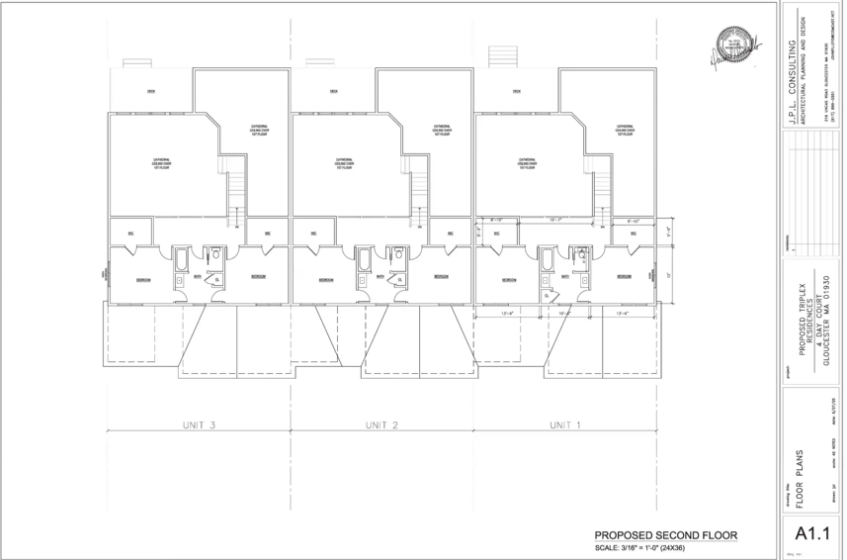
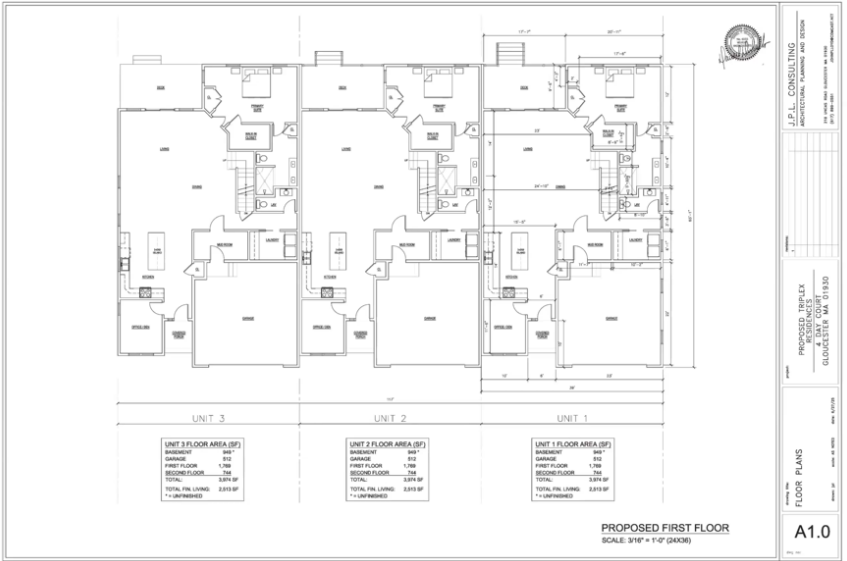


SEASIDE LEGAL
SOLUTIONS



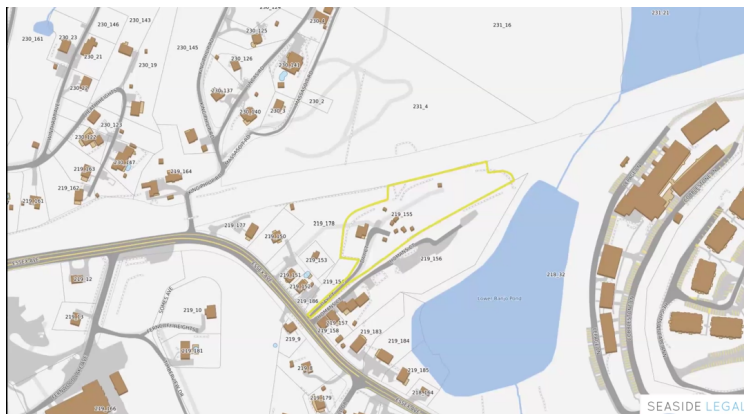


Attorney Favazza stated the above, and shared plans of the property.





Attorney Favazza stated that the living area for each of the units would be just over 2,500 square feet. He stated the plans and elevations could be seen above.





Attorney Favazza stated that the above was a view of the GIS map for the property, as well as a satellite view.

STANDARD TO BE APPLIED

"CC" Special Permit

- GZO § 1.8.3 provides the standard for use table special permits, including the "CC" Special Permit for a new multifamily structure with four to six dwelling units
- Seven Factor Test
 - Social, Economic, or community need served by the proposal
 - Six new residential units
 - City still short of housing creation goals
 - Traffic flow and safety
 - Located near state highway
 - Conditions proposed to mitigate potential conflict
 - "Offsite" improvements to Day Court extend to Essex Avenue
 - Delivery vehicles, emergency vehicles, etc. can access
 - Exceeds required parking minimums

SEASIDE LEGAL SOLUTIONS

STANDARD TO BE APPLIED

- Adequacy of utilities and other public services
 - Existing utilities sufficient
 - Likely to update / improve utility connections within Day Court
 - Adequate public services
- Neighborhood character and social structure
 - Proposed use compatible with intent of R-20 Residential District
 - Admittedly less dense than surrounding neighborhood
 - Lot area per dwelling unit is 15,425 SF
 - Multi-family uses on opposite site of Lower Banjo Pond
 - Heights + Pond View Village

SEASIDE LEGAL SOLUTIONS

STANDARD TO BE APPLIED

- Qualities of the natural environment
 - Lot was heavily littered; project will complete cleanup of site
 - Majority of site remaining green space
 - Stormwater plans make use of swales and retention ponds
 - All construction designed to remain out of wetlands and buffers
- Potential fiscal impact
 - City: New growth tax revenue from creation of six new units
 - Applicant: Additional revenue to further enhance site
- Vulnerability to flooding and flood damage
 - Locus not in any FEMA flood zone

SEASIDE LEGAL SOLUTIONS

STANDARD TO BE APPLIED

- GZO § 3.2.2 fn(e): "No principal building shall be closer to another principal building on the same site than the sum of their respective heights"
- "City Council may... authorize a reduction in said distance upon a finding that such reduction is not detrimental because of view obstruction, overshadowing, service access or visual crowding."
- Unique aspects of lot (odd shape, MBTA rail to north, wetlands to east) prevent placing two three-unit structures without placing them close together
- Both structures meet all dimensional requirements for 3-unit buildings
- All 6 units very far from Essex Ave and far set back from other residential dwellings along Essex Ave
 - View-blocking and overshadowing not a concern
- Ample driveway space for access to services
- Building will have sprinklers; no fire safety concern

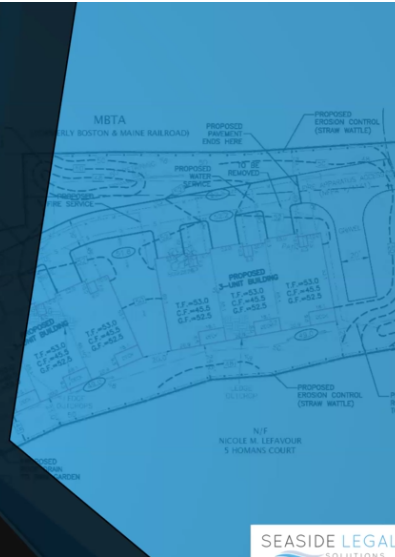
SEASIDE LEGAL SOLUTIONS

Attorney Favazza stated that the proposed project was in harmony with GZO 1.8.3 and the City ordinance as can be seen above.



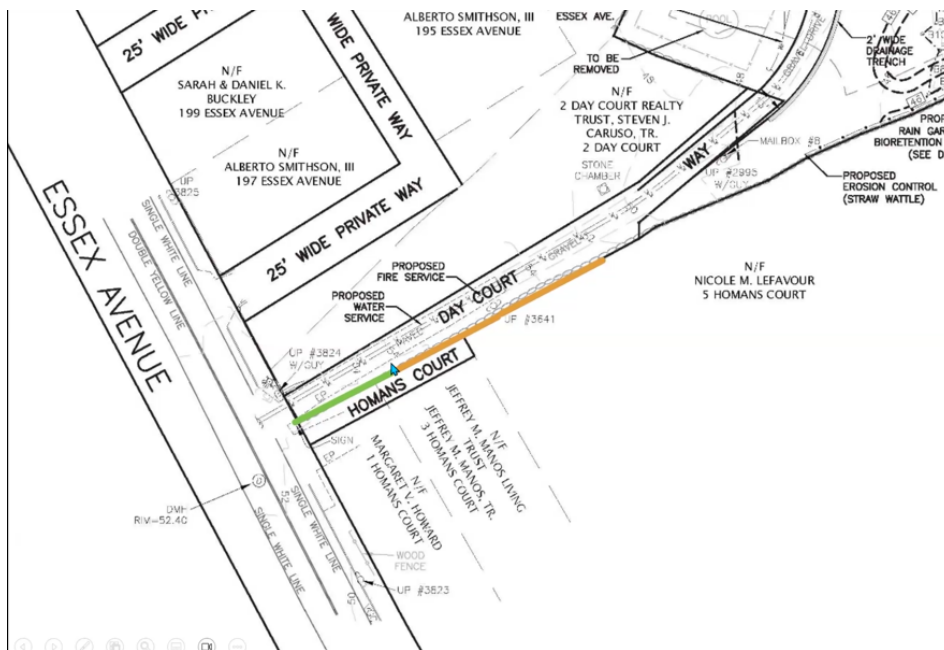
PROPOSED CONDITIONS

- 1. Prior to issuance of an occupancy permit for the first completed unit, Applicant must clear all trees and brush between Homan's Court and Day Court for the first 50' of Day Court beginning at its intersection with Essex Avenue. Applicant, and its successors and assigns, shall also have a perpetual obligation to maintain a low-lying decorative vegetated border along the existing rock border between Homan's Court and Day Court within said 50' in order to ensure visibility of vehicles and pedestrians on both streets. Neither the initial clearing nor perpetual maintenance of the vegetated border shall be done so as to reduce or impede the existing absorption of runoff within such area nor destabilize the soil.
- 2. Prior to issuance of an occupancy permit for the first completed unit, Applicant must erect a 6' tall wooden stockade fence or similar visual barrier made of natural materials (i.e. no vinyl) along the southeasterly boundary of Day Court from a point beginning 50' from Day Court's intersection with Essex Avenue and continuing for 100'. Applicant, and its successors and assigns, shall also have a perpetual obligation to maintain such visual barrier within said 100'.
- 3. All offsite improvements to Day Court and must comply with all City of Gloucester drainage regulations.
- 4. Any damage to Homan's Court caused by construction activities on Day Court and/or Applicant's property shall be repaired at Applicant's expense.
- 5. Applicant shall offer to collect email addresses from interested neighbors and provide advance notice of commencement of construction.



Attorney Favazza stated that the above were proposed conditions for the project after feedback from abutters.

Councilor Grow asked how the applicant would comply with GZO 5.11 in regards to inclusionary housing. **Attorney Favazza** stated that the applicant would comply but was unsure if there would be a payment in lieu or an affordable unit included.



Councilor Grow asked for clarification on the traffic flow from Day Court. **Attorney Favazza** stated that while the entrance to Day Court could not be expanded, the roadway could be widened further up the property. He stated that vegetation would be removed between Day Court and Homans Court to make sure cars could see traffic in each roadway and a fence be installed further back.

Councilor Benson asked if the units would be condos or rentals. **Attorney Favazza** stated that they would be converted to condos and sold off.

A site visit will be conducted on August 1, 2026.

MOTION: On a motion by Councilor Grow, seconded by Councilor Benson, the Planning & Development Committee voted 3 in favor, 0 opposed, to continue the matter to the August 5, 2026 Planning & Development Committee Meeting.

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 8:40 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. 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. from July 8, 2026) (cont. to August 19, 2025)
2. PP#2026-003: Petition by National Grid to install underground facilities on Wheeler Street beginning at a point 10 feet South of the centerline of the intersection of Wheeler Street and Wheeler Point Road and continuing approximately 55 feet in a Northwest direction. National Grid is petitioning to install 55ft +/- 2-3” PVC conduit from the existing pole 515 on Wheeler Street to the property of 134 Wheeler Street. Gloucester, MA. (cont. to August 5, 2026)

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