

GLOUCESTER CITY COUNCIL MEETING
Tuesday, July 28, 2026 – 6:30 p.m.
Rose Baker Center for Aging Well
6 Manuel F. Lewis Street, Gloucester, MA 01930
and
Remotely via Zoom
-Minutes-

Councilors Present: Council President, Councilor Tony Gross; Council Vice President, Councilor Sean Nolan; Councilor Scott Memhard; Councilor Marjorie Grace; Councilor Patti-Ann Page; Councilor Jason Grow; Councilor Hannah Kimberley; Councilor Dylan Benson

Absent: Councilor Francesco Margiotta

Also Present: Mayor Paul Lundberg (remote); CAO, Kelly Dolan (remote); City Clerk, Grace Poirier; Auditor, Kenny Costa (remote); Planning Director, Gregg Cademartori; Economic Development Coordinator, Emily Sloane; Regional Prevention Director, Chelsea Goldstein-Walsh (remote); Assistant Fire Chief, Nicholas Ouellette

*This meeting was conducted with the City Council in person
and the public participating in person and remotely via Zoom.*

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

Meeting called to order at 6:30 p.m.

Councilor Gross stated the following:

“This public meeting of the City Council is recorded on zoom with a link that is posted on the agenda. If you are calling in on a phone, you can press Star 9 to request to speak. If you are watching on a computer or device, there is a “raised hand” button that you can tap or press to request to speak. Please use either of these options during oral communications and public hearings to be recognized to speak.

If technical difficulties arise and the Zoom link is interrupted during an in-person hybrid meeting of the City Council and a quorum is present, the meeting may continue after efforts have been made to reestablish the link. The minutes shall note the interruption.

It is the finding of the City of Gloucester that no individual should be denied equal treatment or opportunity because of their age, ancestry, color, disability, including intellectual and developmental mental disability, family status, immigration status, gender identity or expression, military status, marital status, national origin, race, religion, sex or sexual orientation.”

FLAG SALUTE AND MOMENT OF SILENCE: **Councilor Page** led the flag salute.

ORAL COMMUNICATIONS: **Sefatia Romeo Theken, 287 Magnolia Avenue**, thanked the City Council for their help over the years on the Fisherman’s Wives Memorial and extended an invitation to the rededication of the statue.

PRESENTATIONS/COMMENDATIONS:

Presentation by the Community Development Director and the Economic Development Coordinator re: I4C2

Mayor Paul Lundberg stated that Economic Development Coordinator, Emily Sloane had been stewarding the visioning process for I4C2.

Economic Development Coordinator, Emily Sloane shared her screen.

City Council Update on I4-C2 Community Visioning Process & Next Steps

July 28, 2026



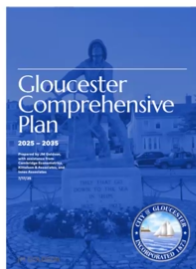
Emily Sloane stated that since March the City had been working with MassDevelopment to conduct a community visioning process for I4C2. She stated that there had been a long history of discussion on what to do with the property, and the current visioning process was to explore the possibility of a public-private partnership to improve the site. She stated what was being explored was a potential ground lease where the City would retain ownership of the land, and there was no discussion of selling the property. She stated the City would also not be entertaining proposals that would displace the thirteen commercial lobster boats docked at the adjacent marina.

Background



Municipal Harbor Plan and Comprehensive Plan 2025

A key site for the community and the economy



Renewed commitment to improving the site

Geotechnical and waterside infrastructure studies

Emily Sloane stated that the previous year the City had approved the Municipal Harbor Plan and the Comprehensive plan, both of which touched on the future of I4C2. She stated that both of these plans suggested conducting a visioning process and exploring a public-private partnership. She stated that a geotechnical study

had been done in 2024 on both the land and water of the site which had determined that the site could be developed.

Background: Why now?

Current use is licensed temporarily and not long-term.

Parking and marina revenue is insufficient to fund maintenance and badly-needed repairs.

Significant external funding is needed to enhance and maintain the site.

Desire to explore potentially better outcomes for the site.



Emily Sloane stated the above.

Project Overview

Timeline

Feb – Jun 2026

Technical Assistance Award

MassDevelopment

Support from Laurie Zapalac,
Zapalac Advisors

Four Main Activities

1. Data Review & Process Design

Review planning history, define engagement and communications approach.

2. Define the Opportunity

Develop the narrative, integrating regulatory conditions, with input from CZM and DEP.

3. Community Engagement

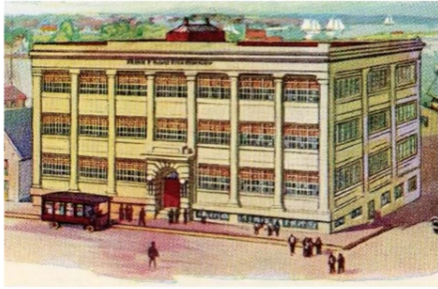
Design and implement opportunities for community input on the future of I4-C2; synthesize and report on findings.

4. EOI/RFP Roadmap & Documents

Draft roadmap and related documents, integrating priorities from community engagement.

Emily Sloane stated the above.

I4-C2 Site History



- 1850s–1930s
Site at the center of Gloucester's maritime trade
- 1960s
Urban renewal, buildings demolished
- 1972–2010
Numerous halted planning efforts and proposals
- 1978
Designated Port Area established
- 2010–Present
Municipal ownership

Emily Sloane stated the site had once housed the Frank E. Davis Fish Company, which had been a mail order seafood business. She stated that in the 1960s the building had been demolished during urban renewal.

2011 Visioning and RFP Process



Emily Sloane stated that there had been a visioning and request for proposals process in 2011, but it had not produced any proposals.

Regulatory Context - Designated Port Area

75% water dependent use | 25% supporting use



1. Marine Terminals & Bulk Transfer Facilities



2. Commercial Passenger Vessel Facilities



3. Manufacturing (Waterborne)



4. Commercial Fishing & Processing



5. Boatyards & Vessel Repair



6. Tugboats & Port Operation Facilities



7. Water-Dependent DPA Projects



8. Hydroelectric Power



9. Industrial / Infrastructure (No Reasonable Inland Site)



10. Marine Transport / Large Water Volume Facilities

(Marine Research is also now allowed under existing Chapter 91 Regulations.)

Emily Sloane stated the above.

Community Input 2026: Scope and Findings

Focus Groups

Thematic focus groups, during one week in March, to better understand the perspectives of key stakeholders relevant to the site.

Google Form Survey

Online survey, open from March through May, to capture broader public sentiment.

Community Event

Family-friendly event, in early May, to offer in person exchange of information and ideas in a welcoming environment.

Direct Input

Making space for engaged citizens and their visions.



Questions focused on respondents' vision for a thriving future Gloucester, guiding values and principles for site development, priority community benefits from a potential public-private partnership, and project non-starters.





Emily Sloane stated the above.

Community Input - Key Findings

Protect and enhance harbor views

Strong support for preserving harbor views and public access in any future I4-C2 development.

Honor Gloucester's heritage

Most respondents want site uses that would protect and support the city's heritage and active working waterfront.

Public parking is important

Respondents emphasize that long-term public parking on site is essential to supporting downtown businesses; therefore, the City must address the parking challenge if development reduces or eliminates existing public capacity.

Clarify the DPA framework

There is still confusion about the DPA rules and how public-private partnerships can benefit a municipality.

Emily Sloane stated that the above.

Opportunities Identified Across Respondents

Despite differences, several opportunities emerged repeatedly:



Expanded marina dockage

Support fishing, lobstering, and potentially other types of vessels.



Education and workforce development

Include partnerships with local schools and research institutions.



Interpretive and experiential elements

Allow the public to observe fishing activity.



Multi-use spaces for community events

Support demonstrations and seasonal programming.



Public restrooms

Provide essential visitor facilities.

☐ Note: These ideas are from preliminary discussion and have not been vetted for compliance with the site's regulatory framework.

Emily Sloane stated that the above.

Next Steps: Advancing the Vision for I4-C2

Identify potential development teams, starting with an Expression of Interest:

- **Public priorities**
 - Support the working waterfront, including the long-term viability of the commercial marina
 - Improved public access to the waterfront
 - Advance climate resilience
 - Strengthen visual connections between the harbor, the site, and downtown
 - Incorporate public accessible spaces and amenities
 - Prioritize parking to support water-dependent industrial uses
- **A public-private partnership**
 - Partners that complement the harbor economy
 - Brings capital to support enhancement of the site
 - Produces revenue to sustain the commercial marina and enhanced public space
- **Aligned with the DPA and the Working Waterfront**
 - 75 percent water dependent industrial use / up to 25 percent supporting use

Emily Sloane stated that the above.

Expression of Interest (EOI)

The EOI Process

What is a call for Expressions of Interest?

A short, non-binding step where the City invites development teams to briefly outline their ideas and capabilities.

Why use an EOI?

Helps the City – both staff and elected officials – understand the range of viable concepts, refine project requirements, provide early feedback and clarify proposal criteria.

Advantages for Development Teams

Lower Barrier to Entry

An EOI is short and low-cost. It doesn't require full designs or detailed financials, allowing teams to participate without committing major resources.

Early Opportunity to Shape the Project

Prospective partners can share initial concepts and align ideas with City goals before a formal RFP is issued, making final proposals highly aligned and attractive.

Emily Sloane stated that the above.

Rough Timeline of Next Steps

(ALL TIMING TO BE CONFIRMED)



Refine and Finalize Expression of Interest

August 2026



Call for Expressions of Interest open

September - October 2026



Review of applications

November 2026



Decision about RFP process

December 2026

Emily Sloane stated the above timeline.

Councilor Grow asked if I4C2 not being directly adjacent to the water was hindering development, and was there a benefit to keeping the lot in the Designated Port Area (DPA). **Emily Sloane** stated that there were benefits to being in the DPA, and there were problems that would arise if the lot was taken out of the DPA. She stated that according to the study on the water infrastructure that had been done, the dock would need to be replaced soon, and there was the possibility that the dock could be reconfigured to allow for the continued current use by boats, while allowing space for new users.

Councilor Grow asked if the fact that the City purchased the lot with funds from the State restricted what could be done with the site. **Planning Director, Gregg Cademartori** stated that the use of the site had to have a marine industrial use, and if the City were to sell or lease the property outside of that use then the City would be required to pay back what had been received.

Councilor Grow asked who would be the arbiter to decide what project was selected for the site. **Gregg Cademartori** stated that through the EOI and RFP process there would be a clear idea of what kind of project the City wanted on the site. He stated that this was a process that had been in the works for a long time, and the capital needs of the site outstripped the current revenue that was generated by the site.

Councilor Page asked for clarification regarding the potential MBTA ferry study that had been looking at I4C2, and would marine industrial site uses be allowed by Mass DEP. **Emily Sloane** stated that there was an ongoing conversation with the State regarding what could satisfy the 75% marine use on the site, such as parking for the adjacent whale watch. **Gregg Cademartori** stated that the City would be working hand in hand with the State through the EOI and RFP process to make sure that any proposals would be able to be permitted.

Councilor Benson stated his concern that the loss of the current parking at the site would have a detrimental effect on downtown businesses.

Councilor Gross stated that he had served on the Harbor Plan Committee, and it was made clear that the site should have a 75%/25% split in use.

CONFIRMATION OF NEW APPOINTMENTS: None.

CONSENT AGENDA ACTION

• **CONFIRMATION OF REAPPOINTMENTS**

- | | | |
|---|---------------|--------------|
| 1. Economic Development & Industrial Corporation
(FCV) | Robert Gordon | TTE 7/1/2029 |
|---|---------------|--------------|

• **MAYOR'S REPORT**

- | | |
|---|-------------|
| 1. Memorandum from the Interim Police Chief requesting acceptance of CIU donations for the Youth Anglers Program in the amount of \$5,500 | (refer B&F) |
| 2. Memorandum from the Building Commissioner requesting approval to pay a 2019 invoice with FY2027 funds | (refer B&F) |
| 3. Memorandum from the Economic Development Coordinator requesting acceptance of the amendment to the MassDevelopment memorandum of Agreement (MOA). | (refer B&F) |
| 4. Memorandum from the Economic Development Coordinator requesting the opportunity to present the City Council with an update on the MassDevelopment Grant. | (Info Only) |

• **COMMUNICATIONS/INVITATIONS**

• **INFORMATION ONLY**

- | | |
|---|-------------|
| 1. Special Event (#EVNT-26-7): Partial road closure for the Gloucester Waterfront Festival on August 16, 2026 | (Info Only) |
|---|-------------|

• **APPLICATIONS/PETITIONS**

• **COUNCILORS ORDERS**

• **APPROVAL OF MINUTES FROM PREVIOUS COUNCIL AND STANDING COMMITTEE MEETINGS**

- | | |
|---|----------------|
| 1. City Council Meeting: 7/14/2026 | (Approve/File) |
| 2. Standing Committee Meetings: B&F 7/23/2026 (under separate cover), O&A 7/20/2026, P&D 7/22/2026 (under separate cover) | (Approve/File) |

ITEMS TO BE ADDED/REMOVED FROM THE CONSENT AGENDA:

MOTION: On a motion by Councilor Memhard, seconded by Councilor Benson, the City Council voted 8 in favor, 0 opposed, 1 absent, to accept the consent agenda.

COUNCIL VOTE:

1. CC#2026-013 (Grow/Benson): Amend GCO Ch. 9 "Trash, Recycling and Litter" by adding a new Article V "Prohibition on the Sale of Miniature Single-Use Alcohol Containers." Request to withdraw without prejudice.

Summary of Discussion: Councilor Grow stated that he and Councilor Benson had responded to community needs by crafting the proposed ordinance, but were requesting to withdraw the matter.

Councilor Benson thanked the liquor store owners for giving a commitment to reducing the litter in the City, and he hoped more work could be done moving forward to address the litter issues.

Councilor Grace thanked Councilor Benson and Councilor Grow for bringing the matter forward.

MOTION: On a motion by Councilor Gross, seconded by Councilor Benson, the City Council voted 8 in favor, 0 opposed, 1 absent, to accept the withdrawal of CC#2026-013 without prejudice.

COMMITTEE REPORTS

• Budget & Finance – July 23, 2026

MOTION: On a motion by Councilor Memhard, seconded by Councilor Grow, the City Council voted 8 in favor, 0 opposed, 1 absent, to accept the July 23, 2026 Budget & Finance Standing Committee Report as a consent agenda.

1. Memorandum from the Regional Prevention Director requesting acceptance of a \$375,000 grant from the Peter and Elizabeth C. Tower Foundation transfers

COMMITTEE RECOMMENDATION: On a motion by Councilor Memhard, seconded by Councilor Page, the Budget & Finance Committee voted, 3 in favor, 0 opposed, to recommend that the City Council accept a private grant under MGL c. 44, §53A, a Regional Grant to Support Youth Mental Health Across RYPN Communities from The Peter and Elizabeth C. Tower Foundation for \$375,000 for the purpose of raising awareness and reducing stigma of mental health issues on the North Shore that includes a three-year grant with an annual award amount of \$125,000 and a total grant award of \$375,000. The grant period is from July 1, 2026 through June 30, 2029. There is no local match for this grant.

Summary of Discussion: None.

MOTION: On a motion by Councilor Memhard, seconded by Councilor Grow, the City Council voted 8 in favor, 0 opposed, 1 absent, to accept a private grant under MGL c. 44, §53A, a Regional Grant to Support Youth Mental Health Across RYPN Communities from The Peter and Elizabeth C. Tower Foundation for \$375,000 for the purpose of raising awareness and reducing stigma of mental health issues on the North Shore that includes a three-year grant with an annual award amount of \$125,000 and a total grant award of \$375,000. The grant period is from July 1, 2026 through June 30, 2029. There is no local match for this grant.

2. Memorandum from the Assistant Fire Chief requesting acceptance of the 2025 MEMA EMPG grant award in the amount of \$23,040

COMMITTEE RECOMMENDATION: On a motion by Councilor Memhard, seconded by Councilor Page, the Budget & Finance Committee voted, 3 in favor, 0 opposed, to recommend that the City Council accept a federal grant under MGL c. 44, §53A, a Federal Fiscal Year 2025 U.S. Department of Homeland Security (DHS), Emergency Management Performance Grant (EMPG) through the Federal Emergency Management Agency (FEMA) and passed through the Massachusetts Emergency Management Agency (MEMA) for \$23,040 for the purpose of conducting a regional hazmat tabletop exercise. The grant period is from July 1, 2026 through June 30, 2027. There is an in-kind local match for this grant.

Summary of Discussion: None.

MOTION: On a motion by Councilor Memhard, seconded by Councilor Grow, the City Council voted 8 in favor, 0 opposed, 1 absent, to accept a federal grant under MGL c. 44, §53A, a Federal Fiscal Year 2025 U.S. Department of Homeland Security (DHS), Emergency Management Performance Grant (EMPG) through the Federal Emergency Management Agency (FEMA) and passed through the Massachusetts

Emergency Management Agency (MEMA) for \$23,040 for the purpose of conducting a regional hazmat tabletop exercise. The grant period is from July 1, 2026 through June 30, 2027. There is an in-kind local match for this grant.

3. Memorandum from the Economic Development Coordinator requesting acceptance of the Essex National Heritage Commission Grant Award, 2026 in the amount of \$2,500

COMMITTEE RECOMMENDATION: On a motion by Councilor Memhard, seconded by Councilor Page, the Budget & Finance Committee voted, 3 in favor, 0 opposed, to recommend that the City Council accept, under MGL c.44, §53A, a federal grant from the National Park Service passed through the Essex National Heritage Commission, a 2026 Essex Heritage Visitor Center Grant for a total of \$2,500 for the purpose of supporting activities of the City's Visitor Welcome Center at Stage Fort Park. The grant period is from July 1, 2026 through June 30, 2027. There is no local match for this grant.

Summary of Discussion: None.

MOTION: On a motion by Councilor Memhard, seconded by Councilor Grow, the City Council voted 8 in favor, 0 opposed, 1 absent, to accept, under MGL c.44, §53A, a federal grant from the National Park Service passed through the Essex National Heritage Commission, a 2026 Essex Heritage Visitor Center Grant for a total of \$2,500 for the purpose of supporting activities of the City's Visitor Welcome Center at Stage Fort Park. The grant period is from July 1, 2026 through June 30, 2027. There is no local match for this grant.

4. Memorandum from the Veterans Services Director requesting acceptance of donations in the amount of \$275

COMMITTEE RECOMMENDATION: On a motion by Councilor Memhard, seconded by Councilor Page, the Budget & Finance Committee voted, 3 in favor, 0 opposed, to recommend that the City Council accept various cash donations under MGL c. 44, §53A, to support Veteran Services in the amount of \$275 from the following members and business partners in our community:

NAME	AMOUNT	DATE
Patricia Preseault	\$ 50.00	5/26/26
Edward Comeau	\$100.00	5/28/26
William J. Corley	\$ 25.00	5/29/26
Edward Comeau	\$100.00	6/26/26

Total	\$275.00	

Summary of Discussion: None.

MOTION: On a motion by Councilor Memhard, seconded by Councilor Grow, the City Council voted 8 in favor, 0 opposed, 1 absent, to accept various cash donations under MGL c. 44, §53A, to support Veteran Services in the amount of \$275 from the following members and business partners in our community:

NAME	AMOUNT	DATE
Patricia Preseault	\$ 50.00	5/26/26
Edward Comeau	\$100.00	5/28/26
William J. Corley	\$ 25.00	5/29/26
Edward Comeau	\$100.00	6/26/26

Total	\$275.00
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5. Memorandum from the Auditor regarding the City's FY2025 Annual Comprehensive Financial Report (ACFR)

Summary of Discussion: None.

Info only. No action taken.

6. Memorandum from the Auditor regarding the Gloucester Public Schools End-of-Year Financial Report – Independent Accountant's Report

Summary of Discussion: None.

Info only. No action taken.

• Ordinances & Administration – July 20, 2026 Meeting

No items under this heading.

• Planning & Development – July 22, 2026 Meeting

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.

Info only. No action taken.

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.

Info only. No action taken.

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

Summary of Discussion: Councilor Grow stated that this would be an easement for National Grid to provide service to the new secondary wastewater treatment plant.

MOTION: On a motion by Councilor Grow, seconded by Councilor Kimberly, the City Council voted 8 in favor, 0 opposed, 1 absent, to 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.

SCHEDULED PUBLIC HEARINGS:

1. PH2026-015: Petition to the City Council to accept and lay out a public way re: Deacon Farm Lane

This matter was continued from July 14, 2026 to the August 11, 2026 City Council Meeting.

Councilor Nolan left the meeting at 7:16 p.m.

2. PH2026-011: SCP2026-03: 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 July 14, 2026)

•Public Hearing Opened: 7:16 p.m.

•Speaking in Favor: Attorney Deborah Eliason, 470 Washington Street, stated she was representing the applicant, Gloucester Main LLC.

Attorney Eliason shared her screen.

150 MAIN ST
City Council



Project: 150 Main St. Gloucester, MA

Date: July 28, 2026



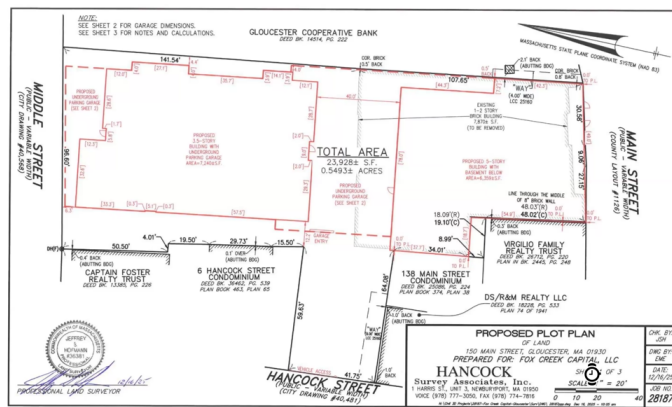
Attorney Eliason stated that the site was the former location of Santander Bank.

Agenda

- Legal Summary of Requested Relief
- Brief Overview of the Project
- Architect's Presentation of Design
- Legal Summary of Why Requested Relief Should Be Granted

Attorney Eliason stated the above.

Surveyor's Site 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 through the property. She stated that buildings in the CB and CCD districts had zero setback requirements and could be constructed lot line to lot line, which the bank had been, but because the proposed building was residential there were setback variances that the Zoning Board of Appeals had granted.

Relief Received

JANUARY 8, 2026 – ZONING BOARD OF APPEALS

BY UNANIMOUS VOTE

VARIANCES GRANTED FOR LOT WIDTH, FRONT YARDS, SIDE YARDS, PORTION OF PARKING AISLE WIDTH AND FRONT YARD VEGETATIVE COVER (MAIN ST.)

JANUARY 13, 2026 – HISTORIC DISTRICT COMMISSION

BY UNANIMOUS VOTE

CERTIFICATE OF APPROPRIATENESS GRANTED WITH SINGLE DESIGN-RELATED CONDITION THAT HAS BEEN MET

JUNE 18, 2026 – PLANNING BOARD

BY UNANIMOUS VOTE

RECOMMENDED THAT CITY COUNCIL APPROVE MAJOR PROJECT SPECIAL PERMIT FOR PROJECT

JULY 22, 2026 - PLANNING & DEVELOPMENT COMMITTEE

BY UNANIMOUS VOTE

RECOMMENDED THAT CITY COUNCIL APPROVE MAJOR PROJECT SPECIAL PERMIT FOR PROJECT

Attorney Eliason stated the above.

Requested Relief

Requested Relief				
	<u>Relief Requested</u>	<u>CCD & CB Requirements</u>	<u>Current/Existing</u>	<u>Proposed</u>
GZO 2.3.1(8) Conversion to Multi-family w/ 7 or more units	Special Permit	-	-	40 units
GZO 5.7.1 Major Project 21 or more bedrooms	Special Permit	-	-	61 bedrooms
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"

Attorney Eliason stated the above. She stated that the project has been designed to fit into the two distinct neighborhoods that it would occupy. She stated that the applicant had reached out to abutters, and other business owners in the area. She stated that the project had received several letters of support from local businesses and residents.

Project Overview

Fox Creek | Who We Are

- Family-owned real estate development company based in Ipswich, with deep roots on Cape Ann and the North Shore
- Mission-driven approach centered on intentional investment and thoughtful, community-oriented design
- Focus on placemaking through context-sensitive, mixed-use development that strengthens downtowns
- Long-term local ownership perspective shaped by hands-on, community-based operations

150 Main Street | Mixed-Use Development

Two contextual buildings connected by a shared podium and landscaped courtyard

- 19 Units & 21 Units - ranging from Studios to 2 Bedrooms
- 3,500 SF restaurant/retail space
- Parking garage with 1:1 ratio

Chris Boyce, Gloucester Main LLC, 221 Woodside Avenue, Winthrop stated the above.

Comprehensive Plan Alignment

Advancing the City's housing, downtown vitality, and mixed-use infill goals.

Goals

Goal 1A (1A4): Implement flexible zoning policies in key economic hubs (e.g., Commercial/Industrial districts, Main Street) to attract investment, encourage infill development.

Goal 1F: Encourage an adequate housing supply of all types, sizes, and costs.

1F1: Consider higher-density, mixed-use development near existing infrastructure.

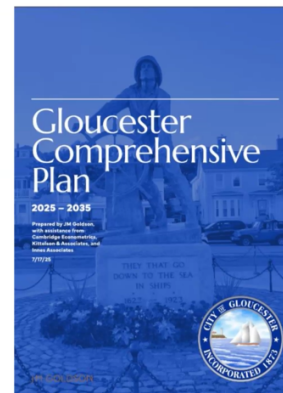
1F3: Streamline permitting for small (< 50 units) multi-family housing in locations supported by existing infrastructure while avoiding environmentally sensitive areas.

1F5: Improve the clarity of zoning regulations and align them with comprehensive plan goals and recommendations. For example, consider new uses and changing dimensional requirements that impact the ability to create mixed-use development, affordable housing, and energy-efficient design.

Goal 1G: Promote mixed-use and live-work opportunities in select locations to activate neighborhood centers and Strengthen Downtown.

1G1: Expand and encourage mixed-use development through zoning changes.

1G2: Identify underutilized downtown and Main St. sites suitable for mixed-use or live-work redevelopment.



Chris Boyce stated that the project met the above goals of the City's Comprehensive Plan.

Project Benefits & Goals: Downtown Housing & Revitalization

Community & Economic Benefits

- Supports Gloucester's downtown revitalization and housing goals
- Increases walkability and Main Street activity
- Adds year-round residents to support local businesses
- Expands the tax base through adaptive reuse and infill development

Contextual Infill Goals

- Contextual massing and architectural expression
- Ground-level transparency and vibrancy
- Pedestrian-friendly frontage
- Use of two distinct buildings atop a shared podium to create rhythm and variation
- Sustainable & Durable

Design Intent & Downtown Character

- Inspired by Gloucester's historic rhythm, materials, and scale
- Use of durable, natural, coastal-appropriate materials
- Massing that steps with the grade and preserves view corridors
- Designed to complement nearby cultural and commercial uses

Downtown Housing

- Two buildings; 19 units & 21 units (total 40)
- 10% Inclusionary - 60% AMI
- Range of unit types; Studios, 1 Beds & 2 Beds

Retail Activity on Main

- 3,500 GSF retail/restaurant space
- Pedestrian friendly and activating frontage

Parking

- 1:1 car spots for apartments
- Municipal lot less than 400 ft. away

Open Space

- "Garden-like" Outdoor Amenity between buildings
- 65% planted landscape at Middle Street
- Generous landscape zone at western edge of Middle St
- Protect existing street trees on Main Street

Chris Boyce stated the above.

Existing Conditions



Michael LeBlanc, Utiel Architecture and Planning stated that the above was the site as it currently was.

Material Context - Historic District

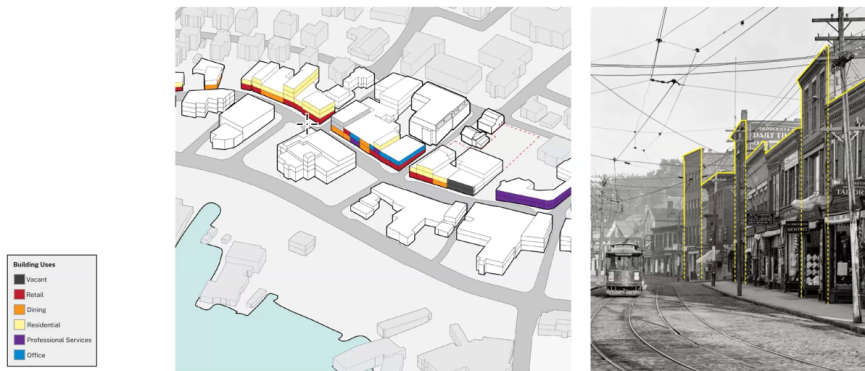


Material Context - Main St



Michael LeBlanc stated that the above were the surrounding buildings that were part of the context of the area.

Context Analysis - Use



Context Analysis - Massing/Height

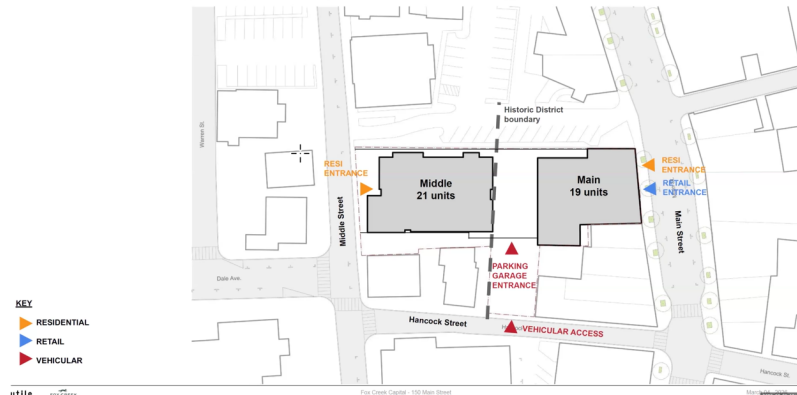


Michael LeBlanc stated that the above showed the current uses of buildings in downtown, and the buildings that were over 40' in height. He stated that the proposed project would fill a niche missing in downtown.

Site Diagram - Existing Topography/Existing Building



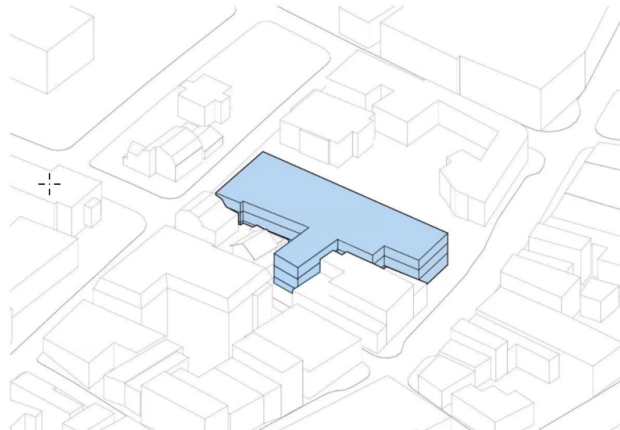
Site Plan - Pedestrian Entrances & Vehicular Access



Michael LeBlanc stated that the above was the current site plan, and the proposed site plan.

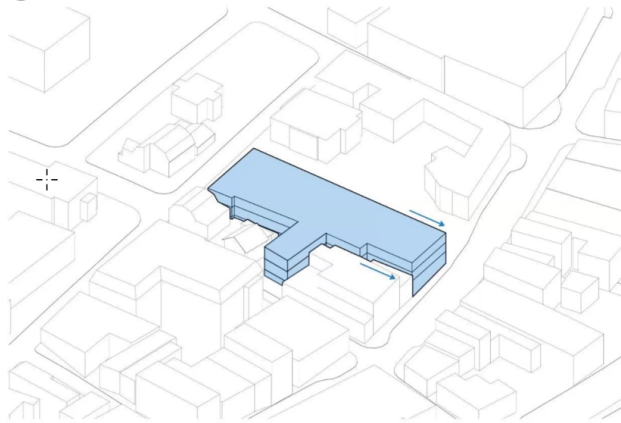
Massing Evolution Diagrams

"As of Right" Volume



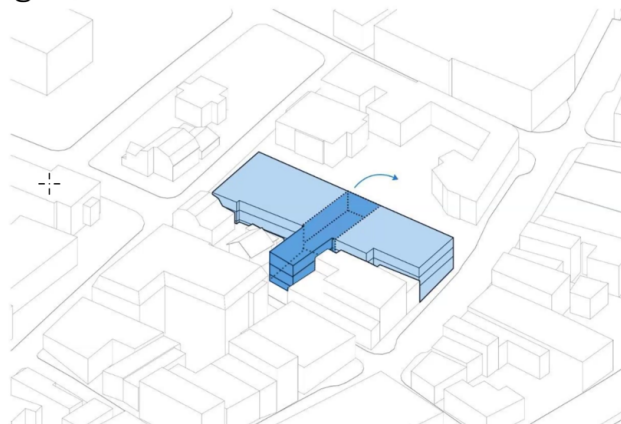
Massing Evolution Diagrams

Align with Main Street Context



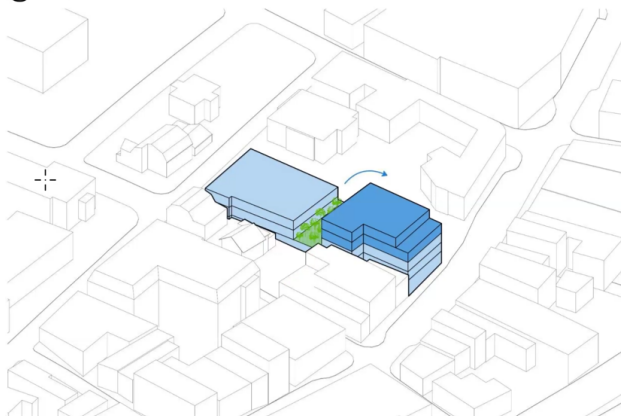
Massing Evolution Diagrams

Central Yard Extraction



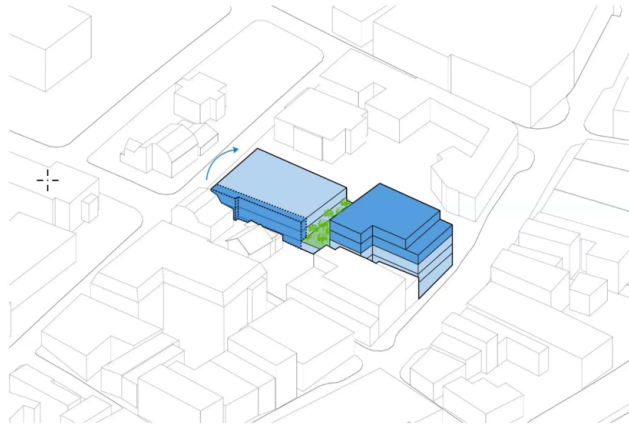
Massing Evolution Diagrams

Main Building Addition



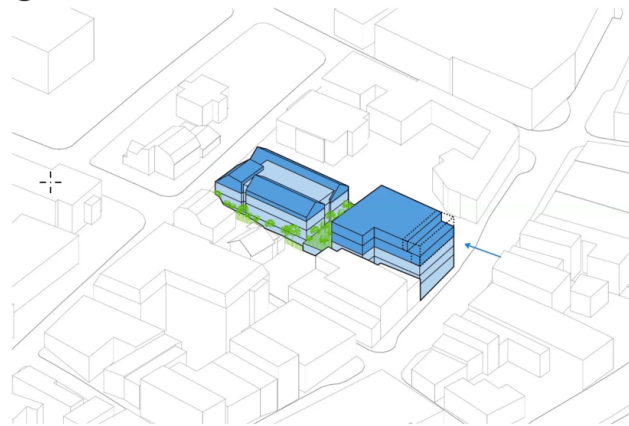
Massing Evolution Diagrams

West Abutter Extraction



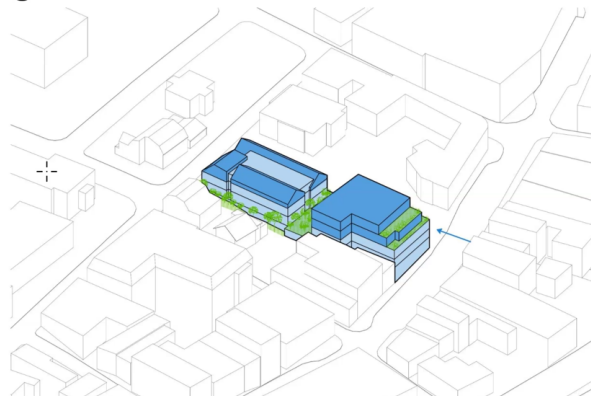
Massing Evolution Diagrams

Adjusting City Concerns

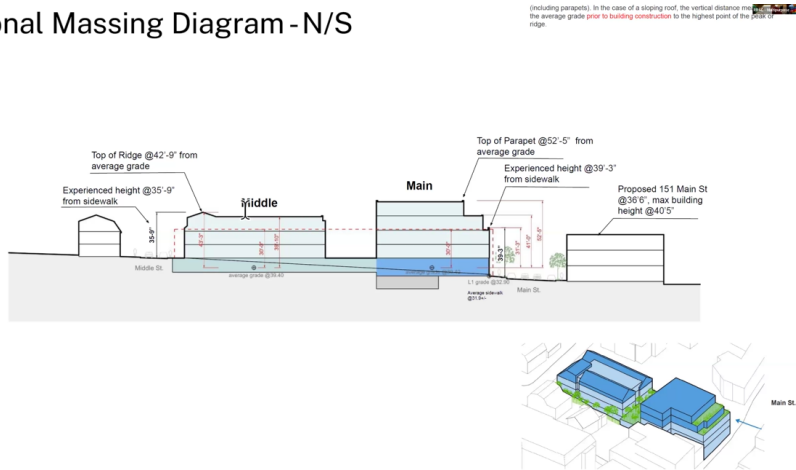


Massing Evolution Diagrams

Adjusting City Concerns



Sectional Massing Diagram - N/S



Michael LeBlanc stated that the above was the evolution of the design of the mass of the proposed building.

Main Street - Massing (Proposed)



Shadow Study - Summer - Proposed Massing



Michael LeBlanc stated that the above was the proposed massing and a shadow study that was done.

Main St-Front View-Rendered - 'Proposed'



Main St-Front View-Rendered - 'Proposed'



Main St-Perspective View - Rendered 'Proposed'



Middle St -Street View

KEY PLAN



Middle St -Front Elevation

KEY PLAN



Middle St -View from NW

KEY PLAN



Middle St -View from Dale St



View from Hancock Street -Garage & Amenity Garden



Michael LeBlanc stated that the above were renderings of the proposed buildings.

Councilor Grow requested the applicant have an additional five minutes for their presentation and any opposition be allowed five minutes to explain their positions.

MOTION: On a motion by Councilor Grow, seconded by Councilor Benson, the City Council voted 7 in favor, 0 opposed, 2 absent , to allow the applicant to have an additional five minutes for their presentation and any opposition be allowed five minutes to explain their positions.

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.

Sonny Robinson, 20 Harvard Street, stated she was speaking for herself, Deanna Fay, and Housing For All Gloucester. She stated her support for the matter, and that it would provide much needed housing, along with 60% AMI deed restricted units. She stated that the distribution of the size of the apartments was a boon to the project. She stated that she hoped the applicants would adhere to the 70% allowance of local first preference for incoming tenants.

Catherine Schlichte, 14 Pleasant Steet stated her support for the matter. She stated that it was a considerate project.

Sean Henry, 14 Pleasant Street stated that he was a member of the Planning Board, and had recused himself during the meetings regarding the project, as he is an abutter of the abutters. He stated that he supported the project, and that it was in line with the City's housing plans.

Barnaby Prendergast, 61 Fernald Street, stated his support for the project. He stated that there had been concerns raised if the City could support the water needs of new development. He stated that modern appliances would be more efficient, and rainfall from the building would not flow into the sewage system.

Marcia Hart, 2 Fremont Street, stated her support for the project.

Mayor Paul Lundberg stated his support for the project.

•**Speaking in Opposition: Beverly Palmacci, 8 Commonwealth Avenue**, stated that four deed restricted affordable units was not enough to make a difference in the affordability housing crisis within the City. She stated that the height of the building was excessive.

•**Communications: Carol Ciulla** had concerns regarding shadowing, operational impacts, outdoor lighting, and the effectiveness of landscape buffers.

F. Rob Jackson opposed the project.

Bonnie Fendrock of Gloucester Maritime Genomics was in favor of the project.

•**Questions from Councilors to Applicants/Staff: Councilor Benson** asked if there had been any consideration in adding more affordable units to the project. **Attorney Eliason** stated that it had been considered early in the project with the Community Development Department, but due to the economic aspects of the project it was not feasible.

Councilor Kimberley asked if there had been consideration for there to be a local preference for tenants. **Chris Boyce** stated that it was a focus, and they had already received calls from locals asking to be put on a list.

Councilor Page asked what had determined the forty residential units in the project, considering the lot area per dwelling unit required by ordinance. **Attorney Eliason** stated that many buildings in the downtown area did not meet those requirements. **Chris Boyce** stated that because the project had been split into two different buildings, it required more supporting infrastructure, such as additional stairs and an elevator. He stated that having the green space between the two buildings had been a priority, and it had been an economic decision.

Councilor Grow asked for clarification on the commercial space that would be on Main Street. **Chris Boyce** stated that it would be most likely one tenant to take up the entire 3,500 square feet of the commercial space. He stated that they hoped to get a restaurant in the space, as that was an active use commercial space that created a lot of foot traffic and vibrancy. He stated that they had met with the owner of the Cut regarding the space. He stated that the space could at maximum hold two tenants due to the grade of the sidewalk.

Councilor Grace asked for clarification regarding the green space that the project would create. **Chris Boyce** stated that there would be a publicly accessible green space off of Middle Street with a recessed bench. He stated that there would be a green corridor of planted flora along between Middle Street and the Hancock Street extension, and there would be a green roof area on top of the parking garage between the two buildings.

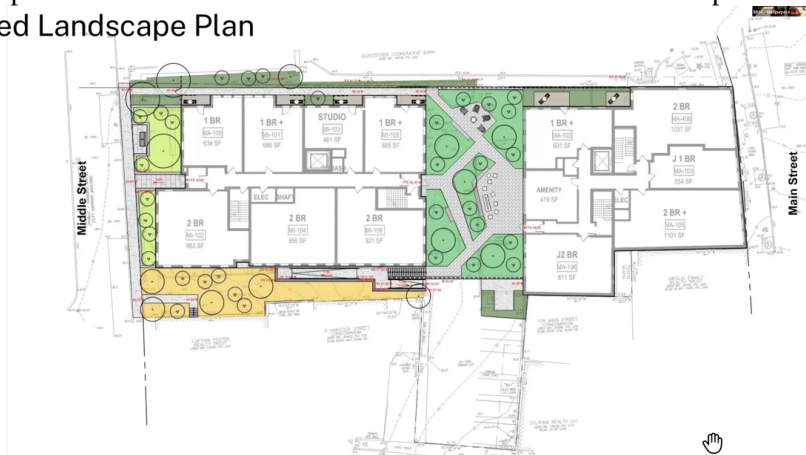
Attorney Eliason shared her screen.

Landscape Inspiration & Planting Character



Michael LeBlanc stated that local properties had been used as inspiration for the proposed landscaping. He stated that local tree species that required less water would be prioritized, and there would be no irrigation, except on the rooftops. He stated that the mature trees on Main Street would be preserved.

Proposed Landscape Plan



Michael LeBlanc stated that the above was the proposed landscape plan. He stated that local species would be prioritized.

Councilor Grace asked for clarification regarding the garage entrance and what would be done to mitigate disruption to the abutters. **Michael LeBlanc** stated that there was a two-way drive that led to a single lane door. He stated that they were trying to reduce the vehicle presence as much as possible. He stated that there would be 34 parking spaces in the garage, and six outside. He stated that there would be a traffic system in place that would trigger a red light on the inside of the garage if there was a car approaching from the outside. **Attorney Eliason** stated that there had been a robust discussion with the abutter at the Planning & Development committee and the applicant had addressed their concerns.

Councilor Benson asked if the project were approved, when would construction begin. **Chris Boyce** stated that if approved then demolition of the current building would occur by the end of the year, and construction would begin in the winter to minimize the effect of construction on Main Street the following summer.

Councilor Benson asked if local workers would be used for construction. **Chris Boyce** stated that they would prioritize locals.

Councilor Grace asked if there had been any consideration to the fact that there would be construction occurring at the western end of Main Street as well, which could cause traffic issues. **Chris Boyce** stated that they would be working with the City to schedule work.

Councilor Gross asked if the roof of the garage would be constructed last. **Chris Boyce** stated that the roof would be a structural podium for the residential units that were constructed on top of it, so no it would not be constructed last.

Councilor Gross stated that there had been a very robust peer review done, especially regarding drainage, and the findings of the review had been addressed by the applicant.

Councilor Grace asked what type of materials would be used in the construction of the building on the Middle Street side to help it meld with the historic neighborhood. **Michael LeBlanc** stated that the Historic Commission had voted unanimously to approve the project. He stated that aspects of the project, including the windows, shingles, clapboards, and other features were designed to fit the character of the neighborhood.

•**Public Hearing Closed:** 8:19 p.m.

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 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:

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:
 - (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: Councilor Grow stated that condition #5 requiring "Exterior walls to be composed of a fire resistant material," was in conflict with the designs of the project that were submitted to the Historic Commission. He stated that conditions #9 and #10 would cover required state law. He proposed an amendment to remove the condition.

MOTION: A motion was made by Councilor Grow, seconded by Councilor Benson, to 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)(I) 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)(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:

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.

MOTION TO AMEND: On a motion by Councilor Grow, seconded by Councilor Benson, the City Council voted 7 in favor, 0 opposed, 2 absent, to remove Fire Chief condition #5.

Summary of Discussion: Councilor Grow stated that this was the sort of project the City needed and the applicant had been very responsive to concerns and feedback. He stated that for anyone concerned about these

units being turned into short-term rentals, the City ordinance prohibited corporate ownership of short-term rentals. He stated his support for the project.

Councilor Grace stated that the project was thoughtfully designed to fit into the fabric of downtown and the historic district. She stated that the inclusion of green space into the design was an important part of the project. She stated that project would generate less traffic than the previous use as a bank. She stated her support for the project.

Councilor Memhard stated his support for the project.

Councilor Benson stated his support for the project. He thanked the applicant for the communication with the City and abutters regarding the project.

Councilor Gross stated his support for the project. He stated that the affordable units along with the additional market rate units would help with housing within the City.

Councilor Kimberley stated her support for the project.

MOTION AS AMENDED: On a motion by Councilor Grow, seconded by Councilor Benson, the City Council voted by ROLL CALL 7 in favor, 0 opposed, 2 absent, to 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)(I) 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)(I) 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.

And as recommended by the Planning Board:

5. 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.
6. 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:
 - (i) Capture, treat, and infiltrate stormwater runoff from impervious surfaces to the maximum extent practicable;
 - (j) Provide final grading, spot elevations, drainage structure information, and drainage details;
 - (k) Demonstrate proper drainage of landscaped, garage entrance, and pedestrian areas; and
 - (l) Incorporate all agreed-upon revisions identified during the peer review process.
7. 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.
8. 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.
9. 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.
10. 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.

11. **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

12. **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.

COUNCIL VOTE:

1. Citations from the City Council in appreciation of decades of service on the Gloucester Retirement Board to Douglas A. MacArthur and Patricia Ivas

Summary of Discussion: Councilor Gross stated that Douglas A. MacArthur had served on the Retirement Board for 36 years, and Patricia Ivas for 21 years, and the proposed citation was in celebration of their service.

MOTION: On a motion by Councilor Grow, seconded by Councilor Grace, the City Council voted 7 in favor, 0 opposed, 2 absent, to issue citations to Douglas A. MacArthur and Patricia Ivas

INDIVIDUAL COUNCILOR'S DISCUSSION INCLUDING REPORTS BY APPOINTED COUNCILORS TO COMMITTEES: None.

COUNCILORS' REQUESTS TO THE MAYOR: Councilor Grace requested that a plan be developed for alternative parking if the I4C2 lot were developed.

Councilor Grow requested that there be an update to the number of short-term rental units registered in the City.

COUNCILORS' THANKS AND ACKNOWLEDGEMENTS: Councilor Grow thanked Councilor Gross for being on the leading edge of the banning of cryptocurrency ATMs, which was now being looked at to be adopted at a State level.

COUNCILORS' WARD UPDATES AND COMMUNITY NEWS: Councilor Benson stated that the farmer's market at Burnham's Field had been canceled due to inclement weather.

Councilor Gross stated that a scam and fraud awareness class would be held at the Rose Baker Center for Aging Well.

MOTION: On a motion by Councilor Grow, seconded by Councilor Page, the City Council voted 7 in favor, 0 opposed, 2 absent, to adjourn the meeting at 8:43 p.m.

Submitted by: Lynds Jones, Legislative Aide

Items submitted at the meeting: Presentation by Attorney Deborah Eliason re: 150 Main Street

Meeting Recording: <https://www.gloucester-ma.gov/1097/Past-Remote-Public-Meetings>