

**Planning & Development Standing Committee
Wednesday, September 16, 2026 – 6:00 p.m.
City Hall
1st Floor Council Conference Room
9 Dale Avenue
Gloucester, MA 01930
-Minutes-**

Planning & Development Committee Present: Chair, Councilor Jason Grow; Vice Chair, Councilor Dylan Benson; Councilor Hannah Kimberley

Also Present: Assistant General Counsel, Rocco DeFilippis; Legislative Aide, Lynds Jones

This meeting was conducted in person and remotely through ZOOM

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

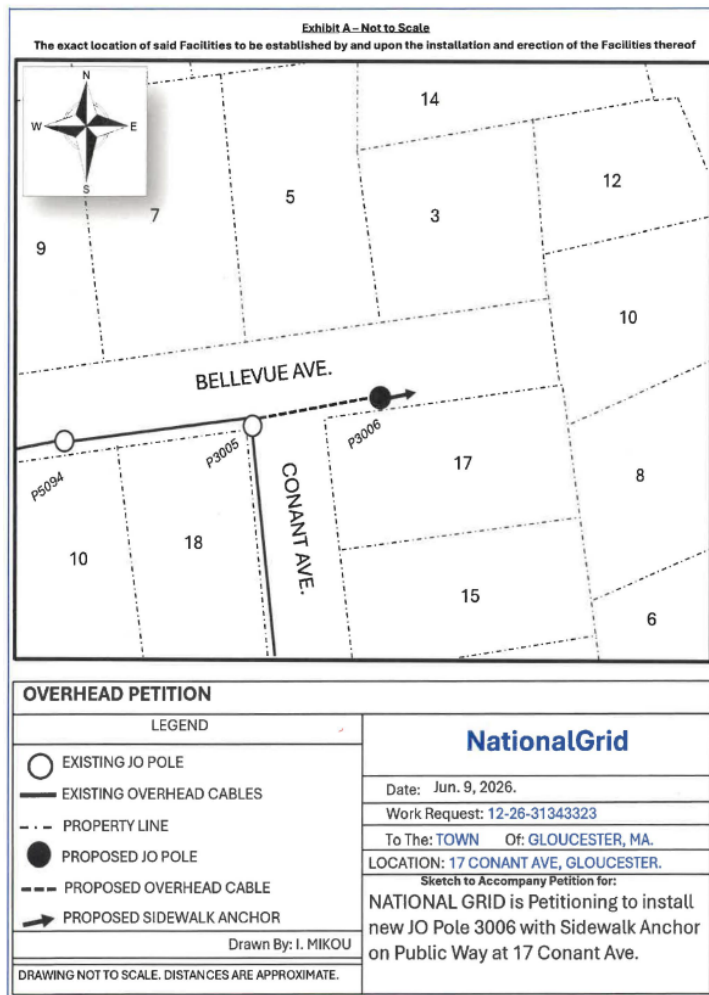
Councilor Grow announced the names of the P&D Committee members in attendance.

- 1. PP#2026-004: Petition by National Grid to install 1 JO pole on Bellevue Avenue beginning at a point approximately 37 feet east of the centerline of the intersection of Bellevue Avenue and Conant Avenue. National Grid is petitioning to install 1 new JO pole 3006 with sidewalk anchor on public way at 17 Conant Avenue. Gloucester, MA.**

- **Public Hearing Opened:** 6:02 p.m.

- **Speaking in Favor: Ismail Mikou, 44 River Street, Beverly** stated that the work was to eliminate a fire hazard. He stated that the wires servicing 3 Bellevue Avenue went over and touched the porch roof of 5 Bellevue Avenue, which was a fire hazard and trespassing. He stated that the new pole would allow wires to service 3 Bellevue Avenue directly. He stated other locations were considered for the pole but one location would require the elimination of a pear tree, or placing the pole on a street corner, which was a more accident-prone location. He stated that the electrical wires were also close enough to windows at 5 Bellevue Avenue that there was danger of electrocution. He stated that if there were any houses that wanted to have their electricity fed from the new pole then National Grid would make the changes for free.

Legislative Aide, Lynds Jones shared his screen to show the application map.



- **Speaking in Opposition: Gregg Zoske, 17 Conant Avenue** stated that she was concerned with the number of wires that would be directly outside her window with the location of the new pole. She stated that the location of the current pole did cause the electrical wires to land on the porch roof of 5 Bellevue Avenue after work was preformed at 3 Bellevue Avenue. She stated that the proposed pole location was three feet from her property line, and it would be an eyesore. She stated that she realized the other potential locations had issues, such as the elimination of a pear tree.

Gregg Zoske asked if the electrical service could be put underground. **Ismail Mikou** stated that primary electrical conduits that ran underground had to be owned by National Grid, and the conduit that ran service had to be owned by the customer, and in this case the service line would run under a public way, and therefore could not be owned by the customer.

There was a brief discussion regarding alternative placements for the proposed pole. It was determined the current proposed location was the only viable location.

Ann Kowalski, 7 Conant Avenue, stated that she was concerned that the new electrical line that would go over Conant Avenue would be in danger of being hit by tall truck going under it. **Ismail Mikou** stated that the new line would only be for secondary power, not the more dangerous high voltage primary power. He stated that the pole would be high enough that there should be no issues.

There was a brief discussion regarding the definition of a Joint Ownership (JO) pole. It was determined a JO pole was a pole that was owned by both National Grid and Verizon, and they both had the right to install wires on them, though it was not clear if Verizon would in this case.

Ann Kowalski asked if there were other properties in the City that had fire hazards where work would need to be done to mitigate the hazard. **Ismail Mikou** stated that it was ongoing work between National Grid and the City's Inspector of Wires.

There was a brief discussion regarding underground service conduits. It was determined that in many cases underground conduits were cost prohibitive, and less efficient due to cooling.

David McCaleb, 7 Bellevue Avenue, asked what was being done to mitigate the danger of double poles around the City. **Ismail Mikou** stated that it was ongoing work for National Grid and when the poles were Joint Ownership, Verizon also needed to move their equipment before the double pole could be removed. **Councilor Grow** stated that the City Council was often contacting National Grid to fix double poles. **Councilor Benson** stated that there had been recent proposed State legislation to give municipalities more power in regards to such issues.

There was a brief discussion regarding if there would be a street lamp installed on the proposed pole. It was determined that residents should contact the DPW regarding the matter.

There was a brief discussion regarding a sidewalk anchor being installed for the pole.

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

Department of Public Works
28 Poplar Street
Gloucester, MA 01930



TEL (978)281-9785
FAX(978)281-3896
mhale@gloucester-ma.gov

CITY OF GLOUCESTER
DEPARTMENT OF PUBLIC WORKS
MEMORANDUM

Date: August 26, 2026

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

From: Michael B. Hale, Director of Public Works

Re: Application (PP2026-004) Bellevue Ave

Councilors:

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

Bellevue Ave – National Grid to install 1 JO pole on Bellevue Ave beginning at a point approximately 37 feet east of the centerline of the intersection of Bellevue Ave and Conant Ave. National Grid is petitioning to install 1 new JO pole 3006 with sidewalk anchor on public way at 17 Conant Ave, Gloucester, MA. Also for permission to erect and maintain poles and wires together with such sustaining and protecting fixtures as it may find necessary, said poles to be erected substantially in accordance with the plan filed herewith, marked Bellevue Ave- Gloucester, MA.

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

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

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

- **Questions from Councilors to Applicants/Staff:** Councilor Grow asked when the proposed work would be done. Ismail Mikou stated that the work would occur in ten to twelve weeks once it was approved, and the work would take a day.
- **Public Hearing Closed:** 6:47 p.m.

Summary of Discussion: Councilor Benson stated that he hoped the residents could continue to communicate with National Grid and the DPW to help mitigate their stated concerns.

COMMITTEE RECOMMENDATION: On a motion by Councilor Grow, seconded by Councilor Benson, the Planning & Development Committee voted 3 in favor, 0 opposed, to recommend that the City Council permit Massachusetts Electric Company d/b/a National Grid, to locate poles, wires and fixtures, including the necessary sustaining and protecting fixtures, along and across the public way, National Grid to install one JO pole on Bellevue Ave beginning at a point approximately 37 feet East of the centerline of the intersection of Bellevue Ave and Conant Ave. National Grid is petitioning to install one new JO pole 3006

with sidewalk anchor on public way at 17 Conant Ave. Gloucester MA - as shown on a plan included in the application dated June 9, 2026 – with the following conditions:

1. Notification to the Department of Public Works 72 hours in advance of the proposed work. A construction schedule will be prepared by the applicant for review and acceptance by the Department of Public Works.
 2. In the absence of a detailed construction plan, the Department of Public Works requests: all proposed conduits and appurtenances shall be placed so as to cause minimum conflict with existing underground utility services.
 3. All excavations must be secured at all times.
 4. All excavated trenches shall be patched flush with the surrounding asphalt using hot mix asphalt binder at the end of each work day, to minimize pedestrian hazards. Asphalt shall be applied in two lifts of 2-inches, totaling 4- inches.
 5. Sidewalks must be restored with like material immediately after pole set.
 6. Paving conditions must be approved by Public Works prior to issuance of road opening permit.
2. **SCP#2026-008: The application of 187 Atlantic Ave Holdings, LLC, Map #255, Lot #1: GZO Sec. 5.2 “Earth Fill and Removal Regulations,” 5.2.2 “Permit from the City Council,” to permit the movement of more than 3 acres or 1,000 cy of soil in the R-20 district.**

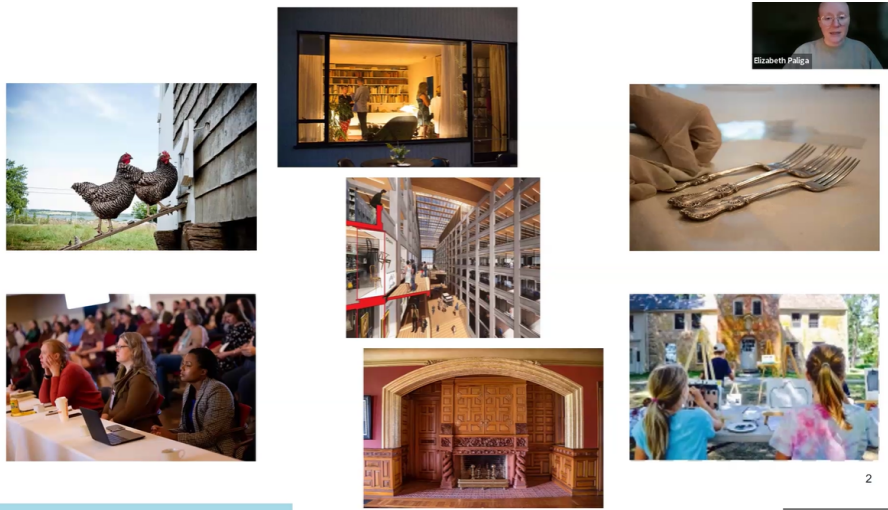
Summary of Discussion: None.

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 accept the withdrawal of the Special Council Permit application of 187 Atlantic Ave Holdings, without prejudice.

3. **Memorandum from General Counsel re: Request from Historic New England for preservation restrictions for the Haskell House, 11 Lincoln Street and the Temple-Hayden Cottage, Eastern Point Boulevard**

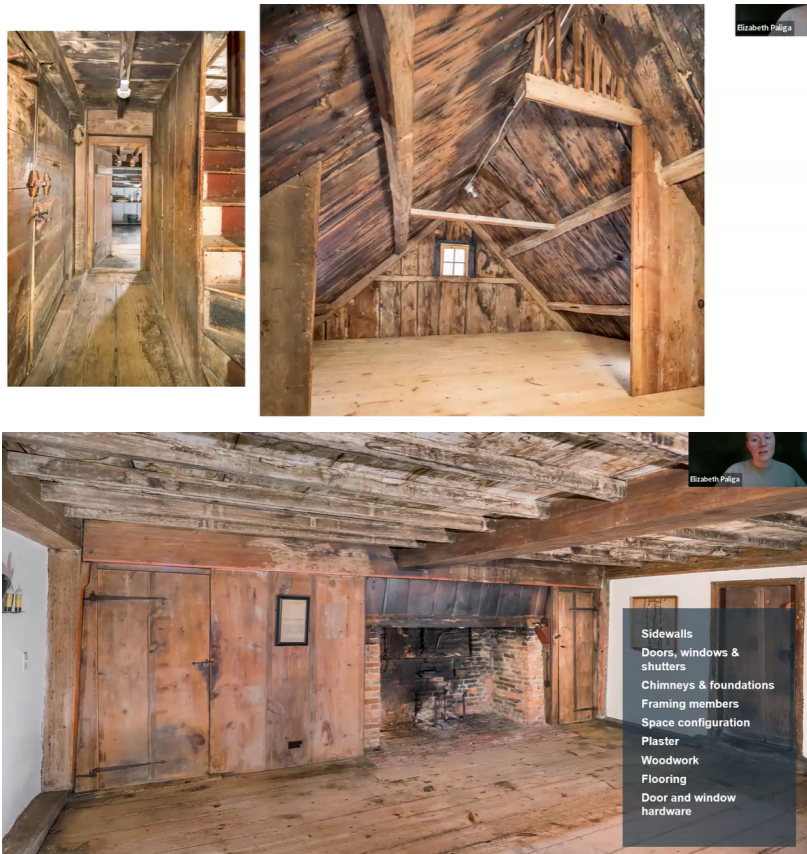
Summary of Discussion: Elizabeth Paliga, Senior Preservation Services Manager, Historic New England, shared her screen.





Elizabeth Paliga stated that Historic New England was a non-profit dedicated to preserving New England history. She stated that the organization preserved historic properties throughout New England, and ran a nationally recognized preservation easement program to protect privately owned historic houses.





Elizabeth Paliga stated that the Haskell House, 11 Lincoln Street, seen above, was up for sale and therefore a preservation restriction needed to be enacted before the sale. She stated that the preservation restriction had preliminary approval from the State. She stated that the oldest part of the house dated it to 1680, with an 18th Century lean-to and L additions, and a 1928 addition on the East side by sculptor A. H. Atkins. She stated that Atkins restored the house and published the property as part of the Colonial Revival Movement. She stated that the Haskell family had been a prominent local family, and had owned and occupied the property from its construction until the 1870s. She stated that the house had been operated as a museum by the Cape Ann Historical Association for a time in the 1950s. She stated that the house was listed on both the State and Federal historical registers. She stated that the current owners were donating a preservation restriction to preserve the building for future generations. She stated that under the preservation restriction the interior and exterior of the building would be protected against alteration, neglect, and demolition. She stated that a preservation restriction required both local and State approval and if there was no local approval then the preservation restriction would have to be renewed every thirty years. She stated that the City would have no liability.

Councilor Grow asked what the future use of the property would be. **Elizabeth Paliga** stated that the property was currently being used as an AirBnB, and the future use would be up to the new owners. She stated that it could become a private house again, or there had been talks about operating a museum on the property if the finances were to align.

Councilor Benson asked if the museum would be the full building. **Elizabeth Paliga** stated that it would most likely be in the older portion of the house.

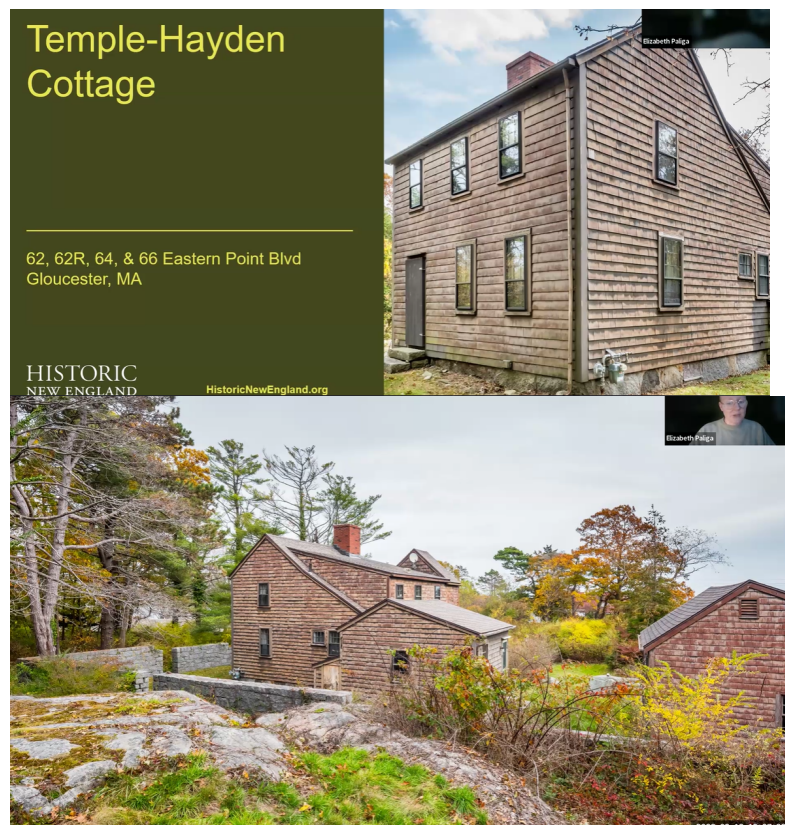
Councilor Grow asked if the Assistant General Counsel had any input on the matter. **Assistant General Counsel, Rocco DeFilippis** stated that the City Council should consider the interest for preservation versus any development plan that could occur on the property.

Councilor Grow asked if the preservation restriction would remove the property from the tax rolls. **Elizabeth Paliga** stated that it would depend on local laws. She stated that the land would not be able to be subdivided with the preservation restriction in place, and the property abutted a wetland.

Councilor Grow asked why the barn was not included in the preservation restriction. **Elizabeth Paliga** stated that it was a newer structure, and it would allow for future owners to upgrade the interior if they wanted.

COMMITTEE RECOMMENDATION: On a motion by Councilor Grow, seconded by Councilor Kimberley, the Planning & Development Committee voted 3 in favor, 0 opposed, to recommend that the City Council approve the Preservation Restriction Agreement as defined in G.L. c. 184, secs. 31, 32, and 33 between the Society for the Preservation of New England Antiquities dba Historic New England and Richard B. Samuelson and Natalie Tresha Samuelson preserving a portion of the property located at 11 Lincoln Street, Gloucester, Map 236, Lot 37, specifically a portion of the site and the building known as the William and Mary Haskell House (the “Haskell House”), as described in Exhibit A of the agreement, as it is in the public’s interest to preserve this historic resource.

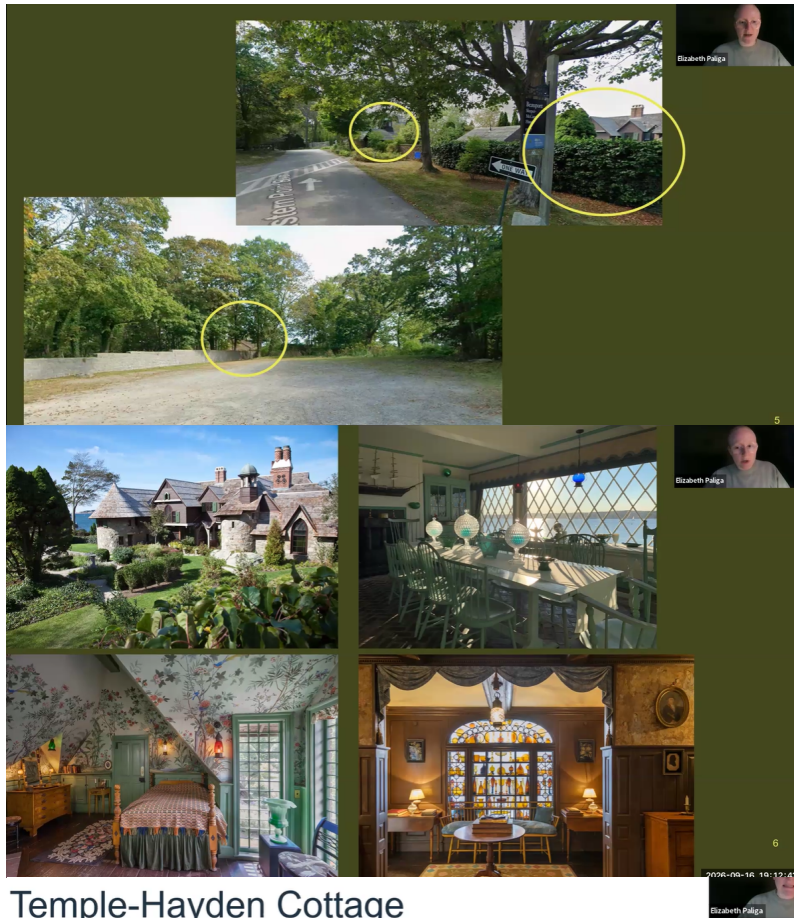
Summary of Discussion: **Elizabeth Paliga** shared her screen.





Elizabeth Paliga stated that the Temple-Hayden Cottage, seen above, had been erected in 1924 by Samuel and Ruth Anderson Temple. She stated they had moved the 1750s Stowbridge House from Canton, MA to Eastern Point and built additions onto the house. She stated that the building was significant for its origins as a “half-house,” meaning it was half the width of a contemporary house of the time, and also for its association with Ruth Anderson Temple. She stated that Ruth Anderson Temple was an acclaimed painter and had studied under fellow Eastern Point resident Cecilia Beaux. She stated that the couple were active in the local arts community. She stated that in 1944 the Haydens purchased the property and sold the property to Historic New England in 2020. She stated that the preservation restriction would help preserve the cottage itself and the historic landscape near Historic New England’s neighboring property, the Sleeper-McCann House, also known as Beauport. She stated that Historic New England had decided to sell the property back into private ownership, but with permanent preservation restrictions in place. She stated that the preservation of the property would help protect the scenic and historic context of Beauport.

Councilor Grow asked if the concern was the land being developed. **Elizabeth Paliga** stated that it was a large piece of land and if the area was clear cut and a large home was built similar to others nearby or the property was subdivided, it would change the density of the area.



Temple-Hayden Cottage



Elizabeth Paliga stated that Beauport was the former summer home of interior designer Henry Davis Sleeper, and the museum derived added historical and contextual significance from its relationship to the Temple-Hayden Cottage. She stated that the Temples knew Henry Davis Sleeper and he may have helped decorate the cottage. She stated that under the preservation restriction, the exterior and the landscape would be protected against alteration, neglect, and demolition. She stated that alterations to the interiors would be allowed, as the interiors were in poor condition after there had been no occupants for over a decade.

Councilor Grow asked if the exterior would have to stay period in design. **Elizabeth Paliga** stated that it would.

Councilor Grow asked when the additions to the original half-house were made. **Elizabeth Paliga** stated they were mostly added in the 1920s.

Councilor Grow asked if the garage would be protected. **Elizabeth Paliga** stated that it would not be as the garage was 21st century.

Councilor Grow asked if it were typical to preserve a house that was so recent. **Elizabeth Paliga** stated that the house had been in its current location for over a century, which made it historical. She stated that Historic New England had preservation restrictions on buildings as late as the 1980s. She stated that the Temple-Hayden Cottage was an important part of the artistic history of the area.

Elizabeth Paliga stated that the preservation restriction would go into effect when the property was sold to a new owner, as Historic New England could not hold the preservation restriction while they owned it.

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 approve the Preservation Restriction Agreement as defined in G.L. c. 184, secs. 31, 32, and 33 between the Society for the Preservation of New England Antiquities dba Historic New England and a private purchaser to be identified at the time of execution preserving the properties located at 62, 62R, 64, and 66 Eastern point Boulevard, Gloucester, Map 135, Lots 20, 21, 22, and 23, specifically a portion of the site and the buildings known as the Temple-Hayden Cottage and the Barn, as described in Exhibit A of the agreement, as it is in the public's interest to preserve this historic resource.

MOTION TO ADJOURN: On a motion by Councilor Kimberley, seconded by Councilor Benson, the Planning & Development Committee voted 3 in favor, 0 opposed, to adjourn the meeting at 7:24 p.m.

Submitted by: Lynds S. Jones, Legislative Aide

Documents submitted at the meeting: Presentations by Elizabeth Paliga.

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 October 7, 2026)

2. Memorandum from the Building Commissioner, on behalf of the Zoning Board of Appeals regarding a proposed amendment to the Zoning Ordinance, Section VI “Definitions” (cont. from January 7, 2026) (cont. to December 2, 2026)
3. 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 said distance upon a finding that such reduction is not detrimental because of view obstruction, overshadowing, service access or visual crowding” in the R20 district. (cont. from July 22, 2026) (cont. to October 7, 2026)

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