

**TOWN OF GLOCESTER**  
TOWN HALL  
1145 Putnam Pike  
**ZONING BOARD OF REVIEW**  
**THURSDAY, APRIL 28, 2022**  
**7:00 P.M.**

The Gloucester Town Hall is accessible to people with disabilities. Individuals requiring interpreter services for the hearing impaired, must notify the Town Clerk at (401) 568-6206, not less than 48 hours in advance of the meeting date. Hearing devices are available without notice. TDD 568-1422

**A G E N D A**

- I. Call to Order
- II. Roll Call
- III. New Business

**A. Meghan MacAdams, applicant and owner,** property located at 3 Evergreen Road, further described as Recorded Plat *SU*, Lot 93 in an A-3 (agricultural) zone. Applicant seeks a Dimensional Variance in accordance to the Gloucester Code, Chapter 350, Article VIII, §350-66 - Substandard lots of Record, subsection B - Side yard setbacks requiring 10 feet. Applicant is seeking relief of eight (8) feet from the side property line for the proposed shed. *(Application materials enclosed)*

**B. Matthew & Jerika Verrier, applicants and Colby Ventures, owner,** property located at 138 Tourtellot Hill Road, further described as Assessor's Plat 14, Lot 43 in an A-4 zone. Applicants seek a Special Use Permit in accordance with Chapter 350, Article II, §350-11, Table of Use Regulations, Section 1, subsection 3-Commercial raising of animals or fowl, kennels for the raising, boarding or sale of dogs, cats or other fur bearing animals. Applicants seek an approval of a Special Use Permit for a kennel to breed dogs. *(Application materials enclosed).*

**C. Purple Cat Properties, LLC, applicant and owner,** property located at 1-5 Money Hill Road, further described as Assessor's Plat 10A, Lot 45 in a B-1 (neighborhood commercial) zone within the Historic and Village Overlay Districts. Applicant seeks ten (10) Dimensional Variances in accordance with the Gloucester Code, Chapter 350, Article III, §350-13 - Table of Dimensional Regulations Minimum Setbacks, §350-35 - Off-street parking space requirements and §350-39 - Plans, Construction and Landscaping to construct a retail, office and residential mixed-use development in six (6) buildings. *(Application materials enclosed)*

1. Minimum Side Yard Setback is 20 feet. Applicant is seeking relief for the following new structures:
  - a. Building B proposes a setback of 15 feet, requiring 5 feet of relief
  - b. Building C proposes a setback of 10 feet, requiring 10 feet of relief
  - c. Building D proposes a setback of 10 feet, requiring 10 feet of relief
  - d. Building E proposes a setback of 10.65 feet, requiring 9.35 feet of relief
  - e. Building F proposes a setback of 9 feet, requiring 11 feet of relief
  - f. Trolley Car proposes a setback of 8.35 feet, requiring 11.65 feet of relief
2. Minimum Rear Yard Setbacks is 30 feet
  - a. Building C proposes a setback of 10 feet, requiring 20 feet of relief
  - b. Building D proposes a setback of 25 feet, requiring 5 feet of relief
3. Off Street Parking Space Requirements
  - a. Total site requires 205 parking spaces
    1. Applicant proposes 61 parking spaces

4. Plans, construction and landscaping
  - a. The parking area shall be paved, drained, and lighted and shall be provided with bumper guards
    1. The parking lot for the proposed development is gravel
  
- IV. Correspondence
- V. Approval of Minutes - March 24, 2022 (*Jarvis & Guttin copies enclosed*)
- VI. Next Schedule Meeting Date: May 26, 2022
- VII. Adjourn