

REVISED Speech in opposition to proposed building project at 1 Colburn Street,
Gloucester

10-10-17

MR. PRESIDENT, COUNCILLORS —

My name is Ted Reed, I live at 10 Quarry Street in the Bay View neighborhood of Gloucester. I am in direct line-of-sight of the proposed building project at 1 Colburn Street.

I appears to me we are dealing with two issues in discussing the granting of the special height permit being requested by Mr. Avola and Mr. Geisel, but that these two issues arise from the same origin: the proposed duplex building is intended to be built in a velocity flood zone.

First, the wisdom of building in an area that floods annually and has been regularly submerged by winter ocean storms seems questionable at best. Taunting Mother Nature has never been a solid plan when building on the coast either here, or anywhere in the direct path of the Atlantic ocean. We need look no further than the recent history of Cape Ann, or the fate of ocean-front homes in Newburyport, or to the damaging forces of hurricanes we've seen in the last few weeks in the southern US.

Five years ago this month, hurricane Sandy took 159 lives and cost the US economy \$75 billion. Massachusetts is long overdue a Sandy-like storm, experts predict 10 such storms to strike by the end of the century, and the real estate tracking firm Zillow projects that 62,000 Massachusetts homes will go underwater by 2100, with 9,000 of those homes ~~are~~ in Essex county alone.

Anyone who has lived on Cape Ann for a period of time has witnessed the destructive power of even a mild storm surge, with 6 to 10-foot waves pounding the shore on top of that.

This is why FEMA makes it mandatory that buildings be placed on ~~stilts or~~ pilings for any planned structure in a velocity flood zone. Technically, then, it is possible to build in areas that have not been built in before. But just because it's possible, ^{that} doesn't make it advisable, or present a mandate to do so.

These federal and state regulations were put in place precisely because of the risky prospects of building by the sea. ~~And that is why these ordinances are very specific—they are not suggestions to guide the decision-making process of the city council, they are laws.~~

By now ~~I believe~~ the council is familiar with ordinance 1.8.3 which states that a special permit can only be granted if “the proposed use will be in harmony with the general purpose and intent of this ordinance and it will not adversely affect the neighborhood.”

There is also Ordinance 3.1.6(b) ~~that states special permits to~~ allow for additional height “shall only issue upon a written determination of the council that such increase in allowable height is consistent with neighborhood character.”

And ordinance 1.10.1 mandates that the city council hear and decide that special permits only be allowed subject to the standards set forth in 3.1.6.

~~But the~~ ^{WHICH BRINGS ME TO THE} second issue I’d like to mention here, ^{AND THAT} is the simple fact that the size of the proposed project is far in excess of the typical house in the Bay View neighborhood. The total square footage of the duplex building-- and it is one building, no matter how you slice it—is still 3 and a half times greater than the average of homes in the neighborhood.

(list)

(list)

This is a complete list of 100 homes within a quarter mile radius of 1 Colburn Street, showing their square footage of living space, as determined by the city's assessor's office. Their average size is ~~a~~ just under 1600 square feet.

(hand list to clerk)

At the city council meeting on September 12th, I submitted an informal petition signed by about 60 neighbors who believe the height of the proposed structure is out of character and detrimental to the neighborhood.

(hold up drawing)

This is a scale drawing of the proposed building, as compared to that average-sized home, and it clearly demonstrates how out of character it is with the neighborhood.

Councillors Gillman, Cox, Lundgren, and O'Hara—you were present at the Colburn Street site-visit last month.

You saw how gigantic the 74 foot width of this proposed building's footprint would be,

and correspondingly, what a 39 foot height would look like looming over that part of Washington Street.

I believe that the statutes and the ordinances I referred to are intended as a protection, a shield for the neighbors and the neighborhoods of Gloucester. The Petitioner's burden is to support his request for exceptional relief with actual facts, and not just re-stating the statutes and ordinances.

The citizens, neighbors and others are right to have an expectation that the protection afforded by the statute and ordinance will protect them, the neighborhood and the City.

To wrap up, all of us—the city council, and the citizens it serves and elected them—have to consider what kind of precedent this decision will be setting--not only for the Bay View neighborhood, but for all of Gloucester and all its neighborhoods.

Is building on every naked part of coastal property what we want for our city? Is this the future of Gloucester? That is ultimately what will be decided here.

Thank you.

BENEATH THE MURAL BEHIND YOU IS LITERALLY THE WRITING ON THE WALL, "WIND NOT FOR TODAY ALONE BUT FOR TOMORROW'S WIND."

The Developer's Request for a Special Permit to provide zoning height relief is unreasonable if the proposed dwelling size is out of

The Developer is proposing a structure with around 6000 sq ft of living space!

The following data was obtained from the City of Gloucester's Assessor's Online Database

| PROPERTY | RESIDENCE | LIVING AREA | OWNER |
|----------|------------------------|-------------|---|
| 1 | 852 Washington Street | 2018 sq ft | Maryanne Pagnotti |
| 2 | 857 Washington Street | 1697 sq ft | Federal National Mortgage Association |
| 3 | 859 Washington Street | 2052 sq ft | James and Elizabeth Sargent |
| 4 | 860 Washington Street | 1140 sq ft | Gary and Mary Pratico |
| 5 | 861 Washington Street | 1870 sq ft | Christopher and Roberta Vrachos |
| 6 | 862 Washington Street | 2121 sq ft | Christopher Roe and Joanne Hurd |
| 7 | 864 Washington Street | 1296 sq ft | Frances White |
| 8 | 864A Washington Street | 1568 sq ft | William Leaf and Michel Kristin |
| 9 | 864R Washington Street | 1404 sq ft | Anthony and Sandra White, 3 Tower Road, Gloucester |
| 10 | 869 Washington Street | 1536 sq ft | Diangelo Elin |
| 11 | 870 Washington Street | 2153 sq ft | Joanne Marino |
| 12 | 873 Washington Street | 1455 sq ft | Paul and Jacqueline Colussi |
| 13 | 875 Washington Street | 963 sq ft | Kurt and Jessica Lichtenwald |
| 14 | 877 Washington Street | 1078 sq ft | Theresa Fortado TR |
| 15 | 880 Washington Street | 2059 sq ft | Deborah and George O'Brien, 7 Ronna Rd., Gloucester |
| 16 | 881 Washington Street | 972 sq ft | Lisa and Laurie Zidek-Sullivan |
| 17 | 883 Washington Street | 1137 sq ft | Fred Laurence and Carol Bender |
| 18 | 884 Washington Street | 1548 sq ft | Christian Smith |
| 19 | 886 Washington Street | 861 sq ft | Mary Hubbard, 201 Boxford Road, Rowley, MA 01969 |
| 20 | 887 Washington Street | 865 sq ft | Karen and Jay McBain |
| 21 | 888 Washington Street | 1610 sq ft | Cape Ann Savings Bank and Gaetano Brancalone Trust |
| 22 | 889 Washington Street | 1424 sq ft | Bay View Brotherhood Club, c/o Williams Krystal, 49 Holly |
| 23 | 892 Washington Street | 1611 sq ft | Peter and Sharon Lovasco |
| 24 | 896 Washington Street | 988 sq ft | Margaret Audley |
| 25 | 900 Washington Street | 1886 sq ft | Patricia Towler and Kathryn Noonan |

| | | | | | | | | | |
|----|------|-------------------|--|------|-------|--|--|--|--|
| 26 | 904 | Washington Street | | 882 | sq ft | | | Robert Harmish and Maris Benham-MacNeil | |
| 27 | 906 | Washington Street | | 870 | sq ft | | | Mondello F & Frederick J S JT | |
| 28 | 906A | Washington Street | | 815 | sq ft | | | Giuseppe Damico and Rebecca Linguata | |
| 29 | 908 | Washington Street | | 811 | sq ft | | | Suzanne Nicholson | |
| 30 | 908A | Washington Street | | 1341 | sq ft | | | Constance Huntington TR and Constance W. Huntington Re | |
| 31 | 910 | Washington Street | | 1416 | sq ft | | | Stephen Rich and Frances Robey | |
| 32 | 918 | Washington Street | | 2202 | sq ft | | | Dylan Caldwell and Nancy Finnegan | |
| 33 | 921 | Washington Street | | 2039 | sq ft | | | James and Carol Sidlowski | |
| 34 | 924 | Washington Street | | 3434 | sq ft | | | Sherrill Beauieu and Michelle Bacon | |
| 35 | 925 | Washington Street | | 2292 | sq ft | | | Regina Ryan and James Montgomery | |
| 36 | 927 | Washington Street | | 1716 | sq ft | | | HarryCusick, 14 Pleasant Street, Gloucester | |
| 37 | 937 | Washington Street | | 1579 | sq ft | | | John and Patricia Austin, 625 Strawberry Hill Road, Concor | |
| 38 | 944 | Washington Street | | 493 | sq ft | | | Benjamin Paul, 6 Woodside Road, Winchester, MA, 01890 | |
| 39 | 945 | Washington Street | | 2233 | sq ft | | | Jekabs and Miranda Vitands | |
| 40 | 947 | Washington Street | | 1676 | sq ft | | | Julie Wyman and Beth Willis | |
| 41 | 949 | Washington Street | | 639 | sq ft | | | Mary Anne Baker | |
| 42 | 951 | Washington Street | | 780 | sq ft | | | Thomas McLaughlin and Gail Sendecke, 16 Sagamore Drive | |
| 43 | 952 | Washington Street | | 700 | sq ft | | | Daniel Halston and Liliane Wong | |
| 44 | 953 | Washington Street | | 2038 | sq ft | | | Vera and Gregory Figurido, 20 New Way Lane, Gloucester N | |
| 45 | 954 | Washington Street | | 3476 | sq ft | | | Margaret and Andrew Calkins | |
| 46 | 956 | Washington Street | | 2794 | sq ft | | | Charles Nazarian | |
| 47 | 957 | Washington Street | | 673 | sq ft | | | David McAweeney, 32 River Road, Gloucester, MA 01930 | |
| 48 | 958 | Washington Street | | 1982 | sq ft | | | Jane Hiltz and Gary Hiltz | |
| 49 | 960 | Washington Street | | 1514 | sq ft | | | Jennifer Purdy | |
| 50 | 961 | Washington Street | | 492 | sq ft | | | Neal Currie, 8 Winchester Court, Gloucester, MA 01930 | |
| 51 | 962 | Washington Street | | 1885 | sq ft | | | Frank Molinski and Tonia and Christian Molinski TRs | |
| 52 | 963 | Washington Street | | 1042 | sq ft | | | Matthew Yarmolinsky and Margaret Leipstz, 38 Newbury S | |
| 53 | 964 | Washington Street | | 2466 | sq ft | | | Winston Daddario, 211 East Main St., Unit 20, Gloucester N | |
| 54 | 965 | Washington Street | | 841 | sq ft | | | Gibson and Gray LLC, 103 Gray ST., Arlington, MA 02476 | |
| 55 | 966 | Washington Street | | 1906 | sq ft | | | David B JR and David B III Arnold TRS, 20 Mountain Road, N | |
| 56 | 967 | Washington Street | | 1613 | sq ft | | | Jeremy and Kathleen Adams | |
| 57 | 968 | Washington Street | | 1892 | sq ft | | | Audrey Fraser Trust, Audrey Fraser TR | |
| 58 | 970 | Washington Street | | 1626 | sq ft | | | Janette Palmer | |
| 59 | 971 | Washington Street | | 1977 | sq ft | | | Lyle Clay JR. and Laura Nash Morgan TBYE | |

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|----|------|-------------------|--|------|-------|--|--|
| 60 | 972 | Washington Street | | 1627 | sq ft | | 972 Washington LLC, c/o Marietta Delehant, 10 Summit Av |
| 61 | 973 | Washington Street | | 1253 | sq ft | | Anne Margetson |
| 62 | 976 | Washington Street | | 1134 | sq ft | | James Baber and Karen Drazen, 36 Card St., Willimantic, CT |
| 63 | 977 | Washington Street | | 1198 | sq ft | | Richard Roy |
| 64 | 978 | Washington Street | | 1049 | sq ft | | Christine Tougas, 4225 VT Rte 103S, Mt Holly, VT 05758 |
| 65 | 979 | Washington Street | | 1134 | sq ft | | Nikki Korkatti, 21 Pleasant St., Rockport, MA 01966 |
| 66 | 981 | Washington Street | | 840 | sq ft | | Judith Martin c/o Judith Gorton, 981 Washington St., Glou |
| 67 | 984 | Washington Street | | 2563 | sq ft | | Brian and Wendy Casey, 51 Fox Run Road, Sudbury MA 017 |
| 68 | 988 | Washington Street | | 2408 | sq ft | | Richard Bernstein |
| 69 | 992 | Washington Street | | 1338 | sq ft | | Marie Ann Nehme and Curti Bowman, 10 Webster Ave., Be |
| 70 | 996 | Washington Street | | 1438 | sq ft | | James and Judith Ryan |
| 71 | 997 | Washington Street | | 1344 | sq ft | | Frederick and Deborah Farrand, 6 Sassafra Rd., Westford, |
| 72 | 999 | Washington Street | | 2047 | sq ft | | Judy Keith |
| 73 | 1000 | Washington Street | | 736 | sq ft | | Leoand Patricia Doherty, PO Box 1102, Sterling, MA 01564 |
| 74 | 1001 | Washington Street | | 2047 | sq ft | | Anthony Caponi and Emil Matthews, c/o Anthony Caponi |
| 75 | 1003 | Washington Street | | 1031 | sq ft | | Sylvia Wester |
| 76 | 5 | Colburn Street | | 2896 | sq ft | | George and Michele Humphrey |
| 77 | 7 | Colburn Street | | 1310 | sq ft | | Amy Lee Pool |
| 78 | 9 | Colburn Street | | 1104 | sq ft | | James and Debbie Gillis |
| 79 | 9R | Colburn Street | | 2272 | sq ft | | Michael and Lisa Arsenian |
| 80 | 11R | Colburn Street | | 1442 | sq ft | | Lynne Cavender |
| 81 | 14 | Colburn Street | | 1810 | sq ft | | Eleanor Lawler |
| 82 | 16 | Colburn Street | | 1360 | sq ft | | Catherine McIntyre |
| 83 | 20 | Colburn Street | | 2365 | sq ft | | Estate of Constantine Maletskos |
| 84 | 10 | Quarry Street | | 1236 | sq ft | | Theodore and Susan Reed |
| 85 | 16 | Quarry Street | | 936 | sq ft | | Linda McCarriston |
| 86 | 18 | Quarry Street | | 706 | sq ft | | Maude Manzo |
| 87 | 20 | Quarry Street | | 1248 | sq ft | | Sheila Wynne |
| 88 | 22 | Quarry Street | | 1160 | sq ft | | William Raymond |
| 89 | 23 | Quarry Street | | 2056 | sq ft | | Johanna Rittenburg and Eric Kreilick |
| 90 | 25 | Quarry Street | | 2130 | sq ft | | K. Cloutier-Blazzard and H. Blazzard |
| 91 | 26 | Quarry Street | | 2240 | sq ft | | Adam Catto and Kristin Catto |
| 92 | 27 | Quarry Street | | 520 | sq ft | | John and Jill McKay and CASB |
| 93 | 30 | Quarry Street | | 1316 | sq ft | | John and Carol Murray |

| | | | | | |
|---|-------|---------------|------|-------|--|
| 94 | 34-40 | Quarry Street | 3872 | sq ft | Louis Russell JR and Quarrymen's Quarters Trust |
| 95 | 51 | Quarry Street | 2112 | sq ft | William Shawno c/o Paul Blanding |
| 96 | 55 | Quarry Street | 1091 | sq ft | Jonathan Brandon, c/o Jonathan Brandon TR, 66 North Street |
| 97 | 57 | Quarry Street | 3044 | sq ft | Barry and Brooke Hallett, PO Box 896 Bethel, ME 04217 |
| 98 | 61 | Quarry Street | 1971 | sq ft | Murray and Matha Hart |
| 99 | 77 | Quarry Street | 2271 | sq ft | Stephen Casale |
| 100 | 80 | Quarry Street | 2560 | sq ft | George Maletskos |
| Average Living Area of 100 Neighboring Houses is: 1596.62 sq ft | | | | | |
| Not one house in the neighborhood comes close to the living area proposed by the developer! | | | | | |