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Joanne Senos <jsenos@gloucester-ma.gov>

Fwd: City Council hearing on #1 Colburn Street September 12, 2017

1 message

Valerie Gilman <vgilman@gloucester-ma.gov> Mon, Sep 11, 2017 at 8:31 AM
To: plundberg@gloucester-ma.gov
Cc: jsenos@gloucester-ma.gov

Because you are far more knowledgeable, can you explain why the ZBA didn't review the conditions and we are only allowed to approve height? This question only pertains to procedure and does not contain deliberation.

Thanks,

Val

Sent from my iPad

Begin forwarded message:

From: Ted Reed <tedreedtv@gmail.com>
Date: September 10, 2017 at 5:27:54 PM EDT
To: jciolino@gloucester-ma.gov, plundberg@gloucester-ma.gov, johara@gloucester-ma.gov, jmorlando@gloucester-ma.gov, smemhard@gloucester-ma.gov, mcox@gloucester-ma.gov, sleblanc@gloucester-ma.gov, vgilman@gloucester-ma.gov, snolan@gloucester-ma.gov
Cc: Ted Reed <tedreedtv@gmail.com>
Subject: City Council hearing on #1 Colburn Street September 12, 2017

Dear Councillors—

I am writing to express my strong disapproval of the proposed duplex construction project on Colburn street in the Bay View neighborhood of Gloucester, and ask for the full Council not to grant the Special Permit request..

Not only is the proposed 38 foot tall, 5700 square foot building overwhelmingly oversized for the neighborhood (see attached inventory of local houses' square footage,) but the grounds for granting a special permit in this case seem out of line with the intended purpose of the variance process. The Board of Appeals can provide relief in exceptional circumstances where topological conditions, for example, make rigid adherence to the 30' rule a hardship. The City Council can grant a Special Permit for building above a 35' height, but surely the grounds for granting such a special permit must be truly exceptional and involve significant hardship.

In this case there is no hardship at all! The developer—from Malden—does not even own the land under question; he just has an offer in place contingent on the City granting approval of his plans for this overly out of scale structure. Any hardship here is entirely self-imposed by the applicant.

By going directly to the Planning and Development subcommittee, and skirting any opportunity for public input before P&D's recommending approval to the full City Council, the developer seems to be taking unusual advantage of the city's zoning practices.

I, and other concerned neighbors, request that the Council members represent the concerns of the citizens who elected you, rather than siding with out-of-town developers.

2 attachments

noname.html
1K

Comparison of the size of the proposed structure at Lot 1 Colburn Street with neighborhood houses.pdf
56K

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 Brancaleone 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 Harnish 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 Linquata	
29	908	Washington Street		811	sq ft			Suzanne Nichelson	
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 Vittands	
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 M	
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 McAveeney, 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 Tonian and Christian Molinski TRs	
52	963	Washington Street		1042	sq ft			Matthew Yarmolinsky and Margaret Leipsitz, 38 Newbury S	
53	964	Washington Street		2466	sq ft			Winston Daddario, 211 East Main St., Unit 20, Gloucester M	
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, M	
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	

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 Sassafras 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 Stre					
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!											