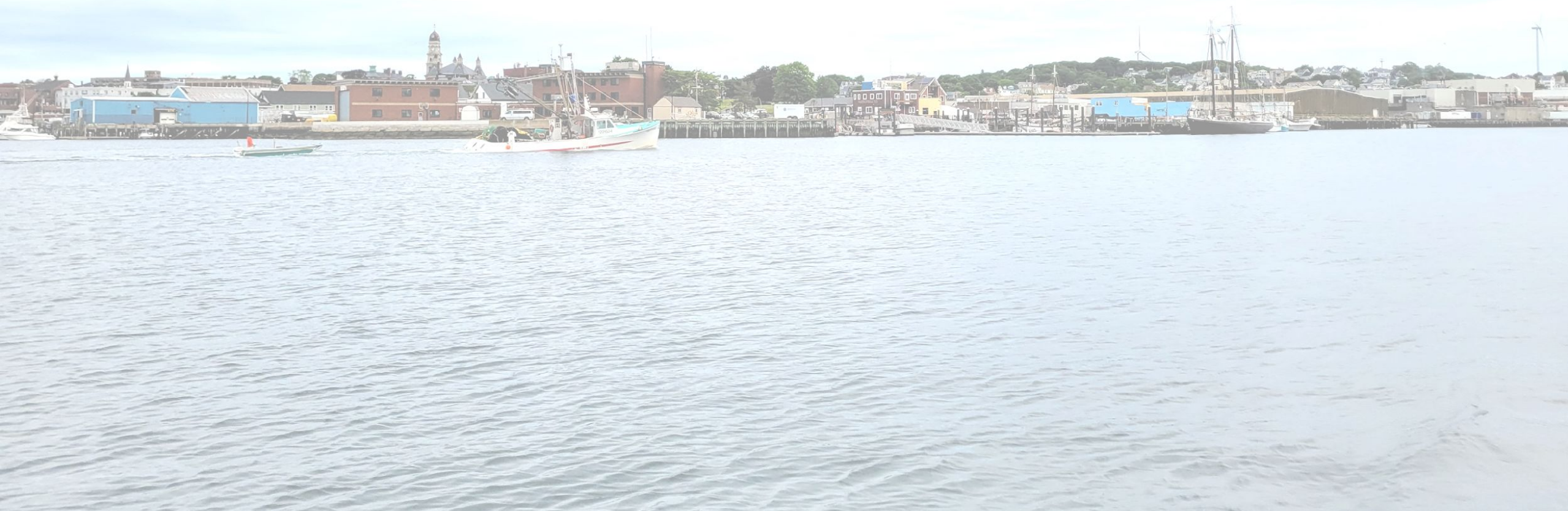


Gloucester Municipal Harbor Plan Update

I4C2,112 Commercial, & East Gloucester Zoning

June 23, 2022



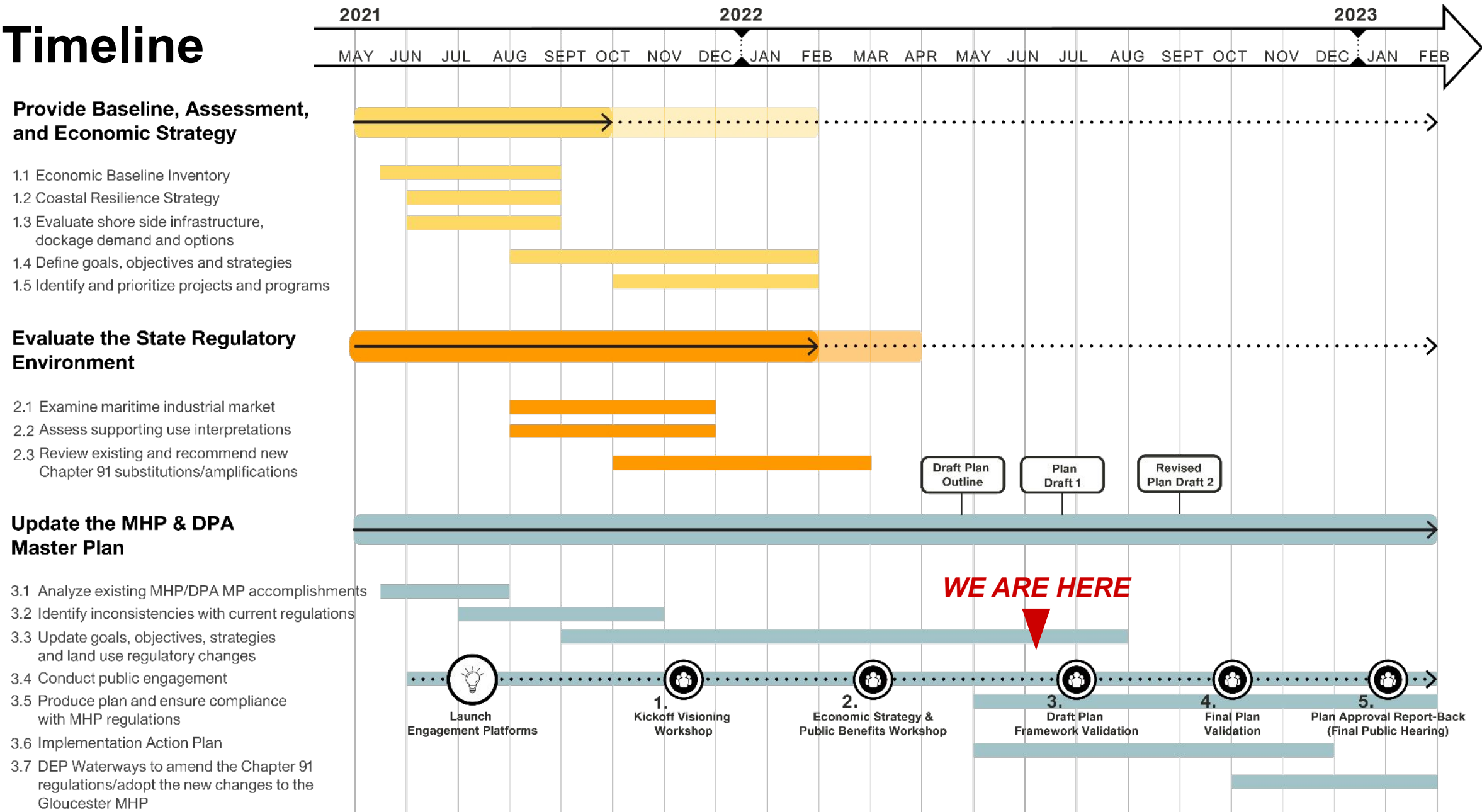
Agenda

1. I4C2: Site-Specific Recommendations
 - a. What we heard
 - b. Draft vision & potential uses
2. 112 Commercial: Site-Specific Recommendations
 - a. dimensional and regulatory constraints
 - b. potential uses
3. East Gloucester Former DPA Area: Zoning
4. Public Meeting #3: Draft Agenda
5. Next Steps

Where are we in the process?



Timeline



Public Meetings



I4C2

- What we heard
- Draft vision & potential uses



Existing Conditions and Uses

Currently there is commercial dockage storage, parking, commercial dockage access, and a shoreline protective structure on the site.

Map ID#	Asset/ System	Description	Critical Elevation (ft-NAVD88)	Ranking Critically
1	Shoreline	Street pile wall	0	High
2	Marine Transportation	Commercial dockage	0	High
3	Vehicular Site Access	Parking lot	5	Low
4	Storage	Commercial dockage storage	0	Low

Building Resilience in Massachusetts Designated Port Areas, June 2021



Requirements for Supporting Use

The Department shall **waive the numerical standard for Supporting DPA Uses** as defined at 310 CMR 9.02, if the project conforms to a DPA Master Plan or Marine Industrial Park Master Plan which specifies alternative site coverage ratios and other requirements which ensure that:

- A.** said Supporting Uses are relatively condensed in footprint and compatible with existing water-dependent industrial uses on said pier;
- B.** said Supporting Use locations shall preserve and maintain the site's utility for existing and prospective water-dependent industrial uses;
- C.** parking associated with a Supporting Use is limited to the footprint of existing licensed fill and is not located within a Water-dependent Use Zone; and
- D.** The use of tidelands for this purpose in a DPA shall also be governed by the provisions of 310 CMR 9.15(1)(d)1. and 310 CMR 9.36(5).

Potential DPA-compliant and Supporting Uses and Considerations

- Marine Research / Education
- Fish Processing
- How can we maximize support for fishing industry utilizing the site?
 - Storage, equipment, offloading
 - Expansion of dockage
 - Shared Parking
- Boat Repair
- Support for open space programming, point access to the working waterfront for tourists
- Fish Retail and/or Wholesale, public market
- Restaurant

What we heard/observed

- **Infrastructural and operational support** for the existing fishing operations that use the dock is needed:
 - Bulk head repair (public grant money and/or funded through a supporting use) and addressing tidal flooding of the lower portion of the site
 - Trap storage - clarify area allowed, seasonal limitations to complement seasonal tourist activity including parking, as well as increased future needs for gear storage
- The plan should remain **flexible on specific future uses**, whether marine industrial or supporting use, to maximize the possibility of investment and support for the current fishing operations.
- Retaining or framing **a view to the harbor** from Rogers Street is desired to retain the visibility of the working waterfront.
- Meeting the FEMA **DFE** will create challenges for water dependent uses that need proximity to the water
- The upland portions of the site are significantly higher and further from the water and the site area is biased toward the Rogers street side. Viable development that can support the existing uses may require a **50% supporting use allocation** on this site to attract investment.
- Consider longer term efforts to **redefine the navigational channel** in Harbor Cove to accommodate increased fishing operations and dockage.

I4C2 Considerations

- Are there additional uses that should be considered for this site?
- What are the most important goals for the site?
- How can the goals for the site be furthered by the plan?

112 Commercial

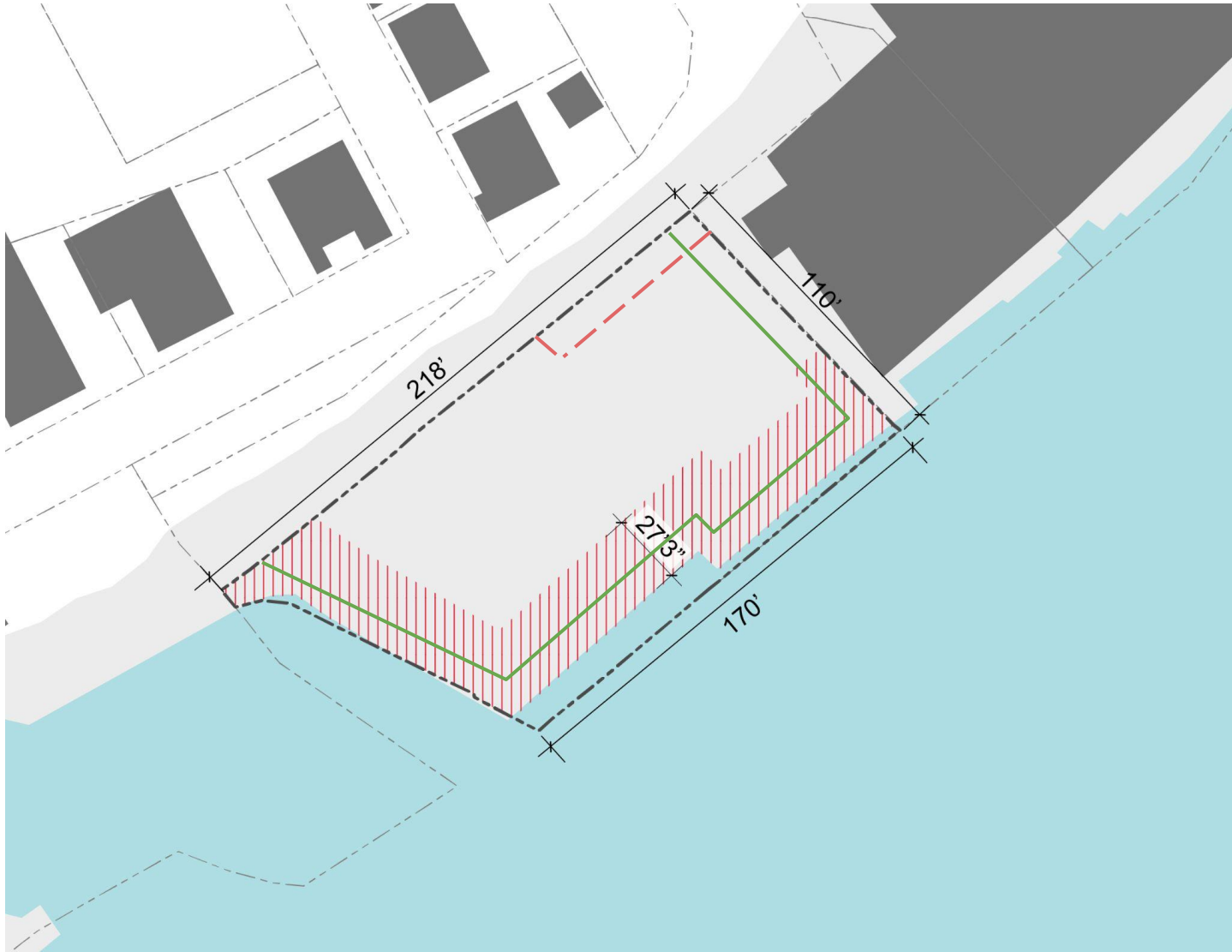
- Dimensional & Regulatory Constraints
- Potential Uses







Existing conditions



Dimensional & Regulatory Constraints



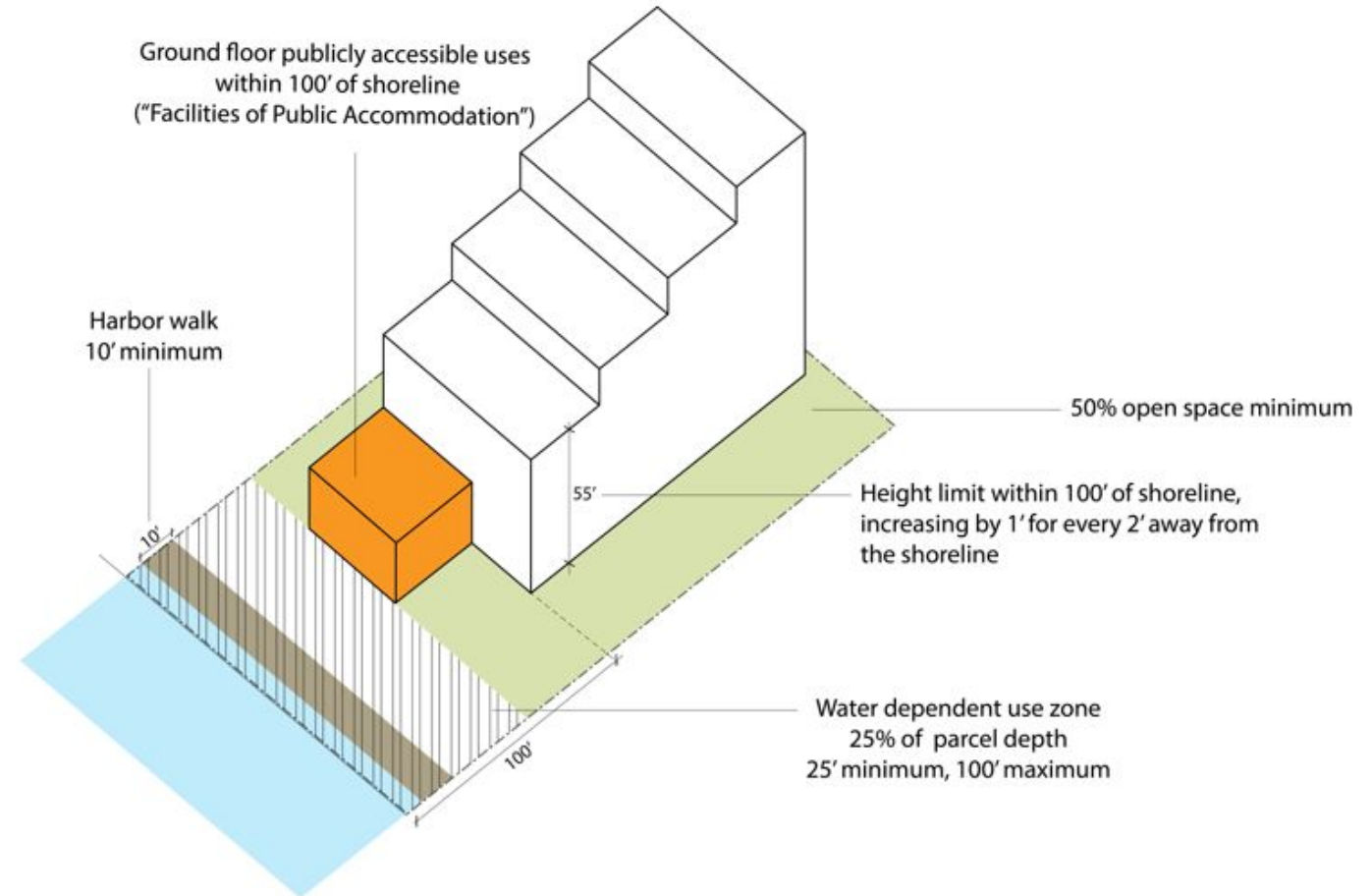
**Chapter 91
Jurisdiction**
(19,912 sq ft)

-  Commonwealth Tidelands
12,327 sq ft
Subject to additional open space and Facilities of Public Accommodation (FPA) requirements
-  Water-Dependent Use Zone
7,585 sq ft
-  Landward edge of area in which Facilities of Public Accommodation are required
-  10' Publicly Accessible Harborwalk

Chapter 91: Non water dependent use standards

Chapter 91 has standards for all nonwater dependent developments, unless an approved Municipal Harbor Plan includes substitute provisions.

- **Building heights:** Limited to 55' within 100' of shoreline, increasing with greater distance from the water
- **Water Dependent Use Zones (WDUZs):** up to 100' from the project shoreline
- **Open space:** equal amount of open space for every square foot of nonwater dependent use building area
- **Harbor walk:** a minimum of 10' wide
- **First floor use restrictions:** Facilities of Public Accommodation



Potential Uses

- Supporting fishing industry and operations
 - staging and loading
 - trap storage
 - fueling
- Public/open space
- Private development (with public component)
- Public District Parking

112 Commercial Considerations

- What types of uses can play a supporting role for other DPA properties and uses in Harbor Cove?
- To the extent that the site may be required to have considerable area dedicated to public use (harborwalk, facilities of public accommodation), what types of programming are preferred?

East Gloucester Former DPA Area: Zoning

- Current Land Use
- Local Zoning



Zoning : Marine Industrial District

USE REGULATIONS

As-of-Right Uses

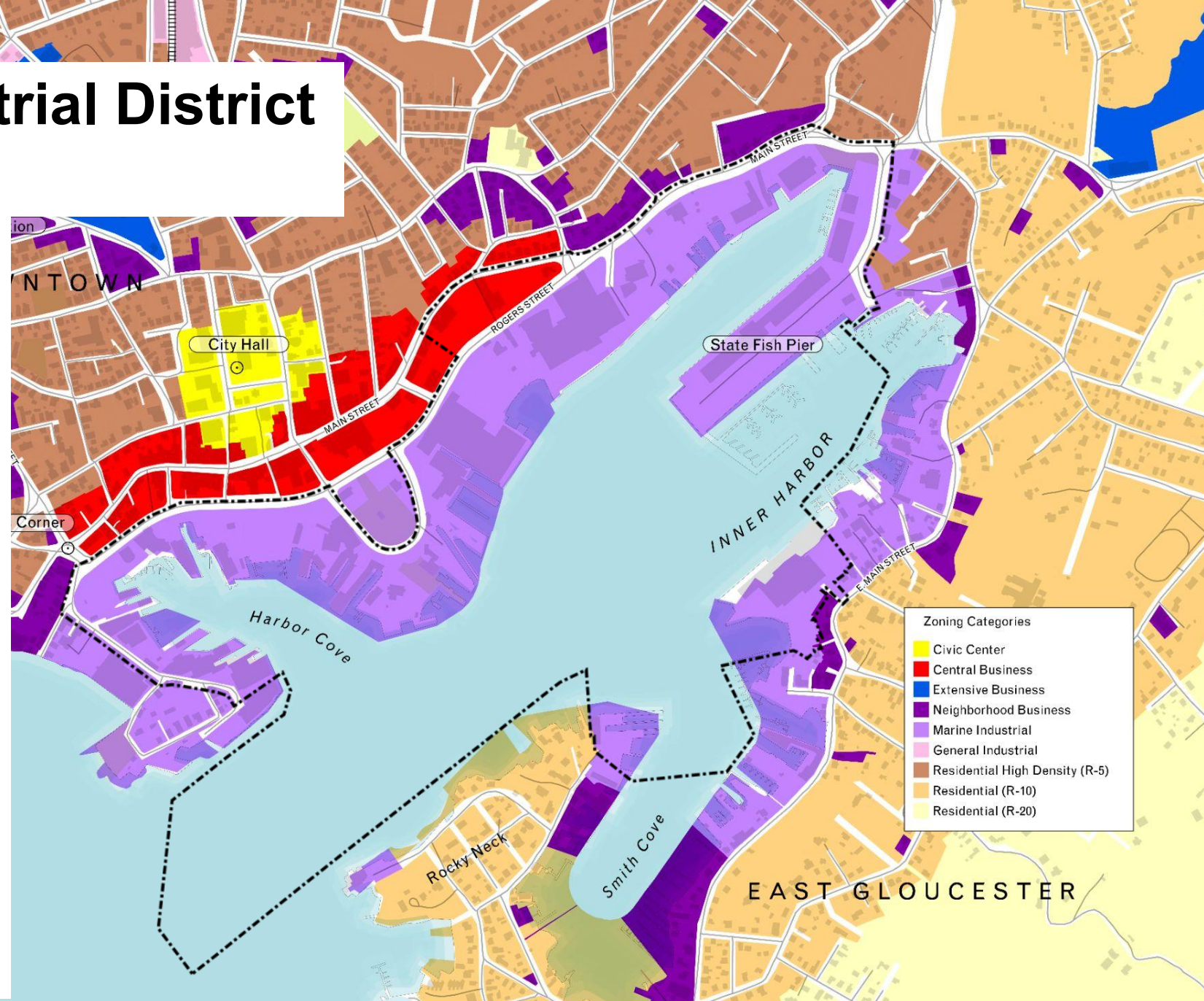
- Marine related service, storage or repair, sales or rental, limited primarily to commercial fishing vessels
- Manufacturing, processing or research
- Bulk storage, warehousing
- Contractor Yard
- Fuel or ice establishment, other than gas stations
- Feed or building materials establishment
- Facilities for water transportation loading and unloading
- Retail, consumer service or other non-industrial business use
- Office
- Schools (*including Trade School or Industrial Training Center*)
- Municipal
- Public Utility

Special Permit uses within 200' of the water's edge cannot adversely impact water dependent uses or otherwise adversely affect the primary character of the area as a working waterfront.

- Restaurant
- Non-profit Club/Lodge
- Philanthropic Institution
- Protein recovery plant

No Residential.

Note: this list is not exhaustive, it is intended to give a picture of the intent and focus of the district and what desirable complementary uses might not be allowed current.



Zoning Categories	
■	Civic Center
■	Central Business
■	Extensive Business
■	Neighborhood Business
■	Marine Industrial
■	General Industrial
■	Residential High Density (R-5)
■	Residential (R-10)
■	Residential (R-20)

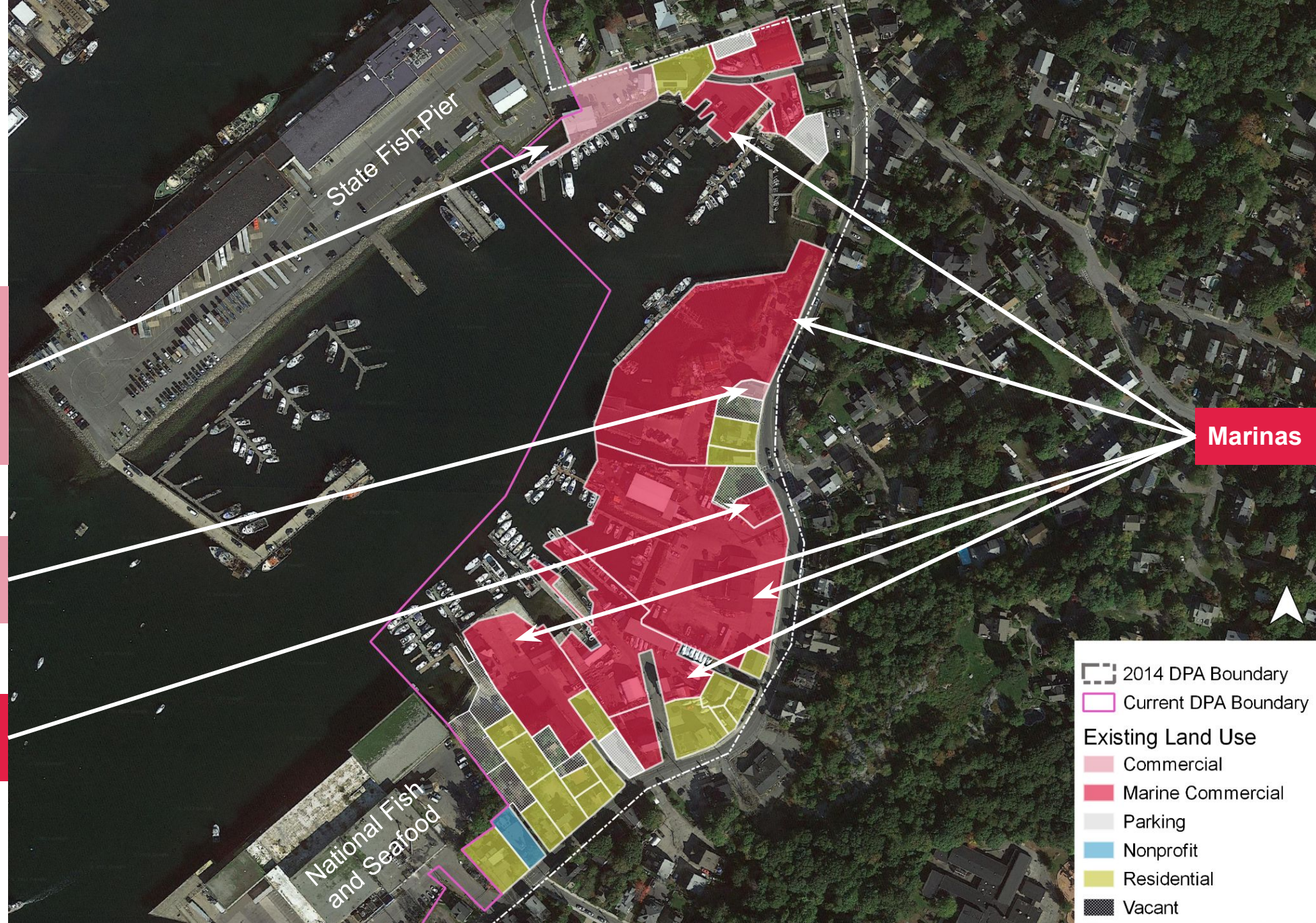
East Gloucester Uses Today

Mixed water-dependent and non water-dependent uses:

- Lighthouse Marina
- One Ocean One Love Shop
- Townsend Energy

Cripple Come Studios Publishing

Cape Ann Lobstermen

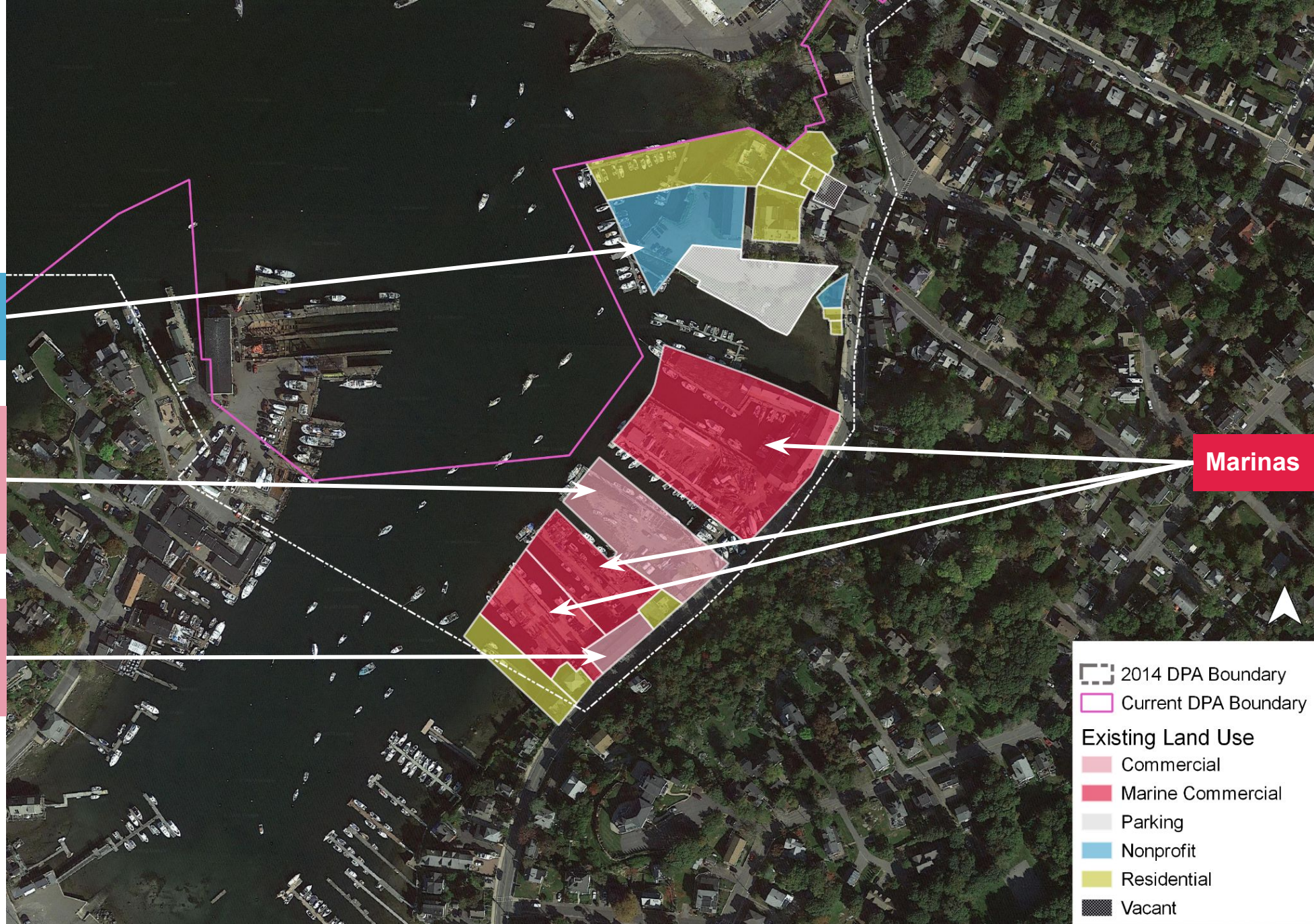


East Gloucester Uses Today

North Shore Arts Asstn.

Mixed water-dependent and non water-dependent uses:
- Boucher Carpentry
- Docks

Offices:
- Henning Engineering
- Window Tech Window Supplier

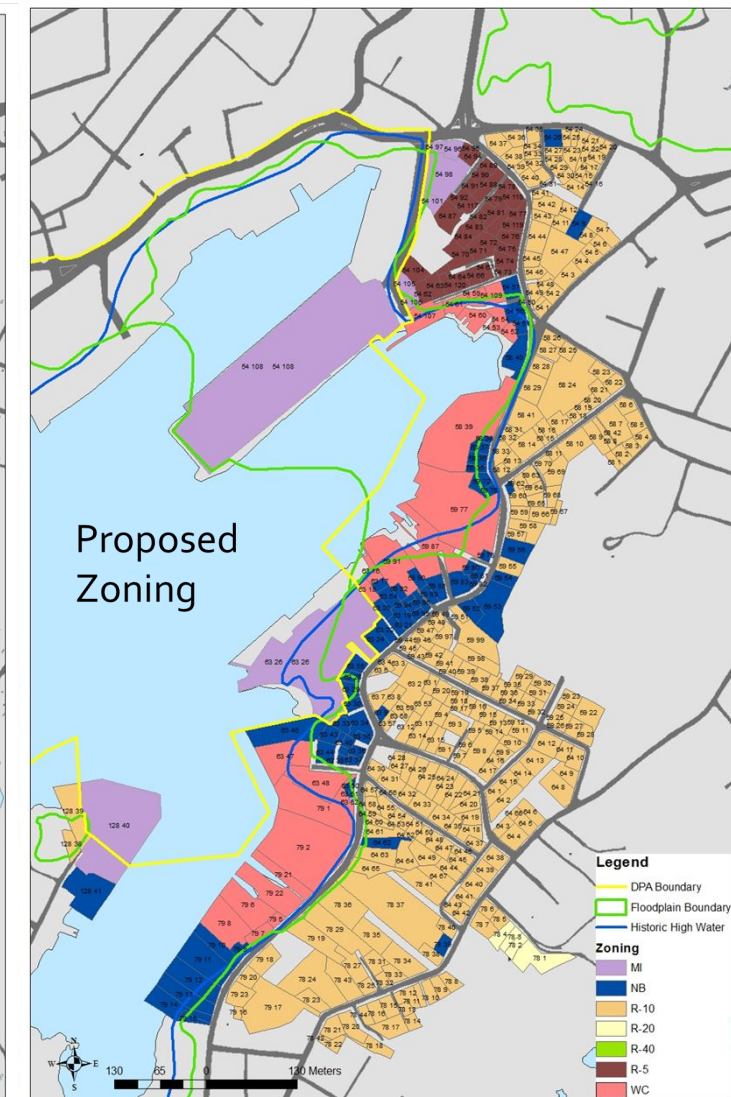
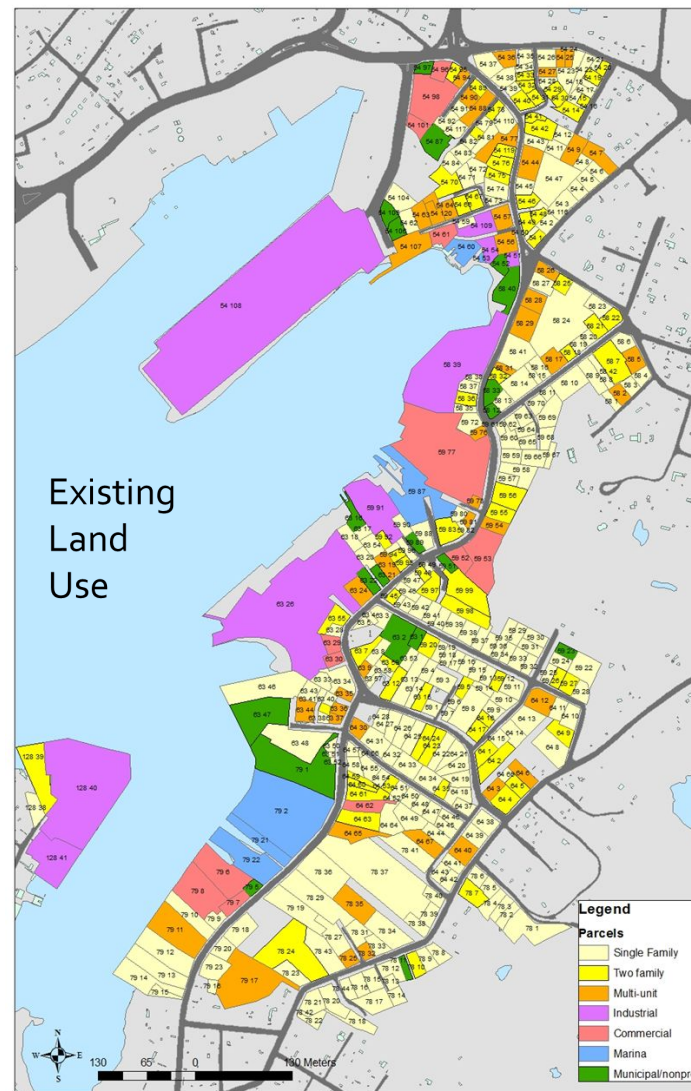


Marinas

East Gloucester Uses (2017 Meeting - Land Use)

Principles and Goals to Consider in formulating revised zoning of study area:

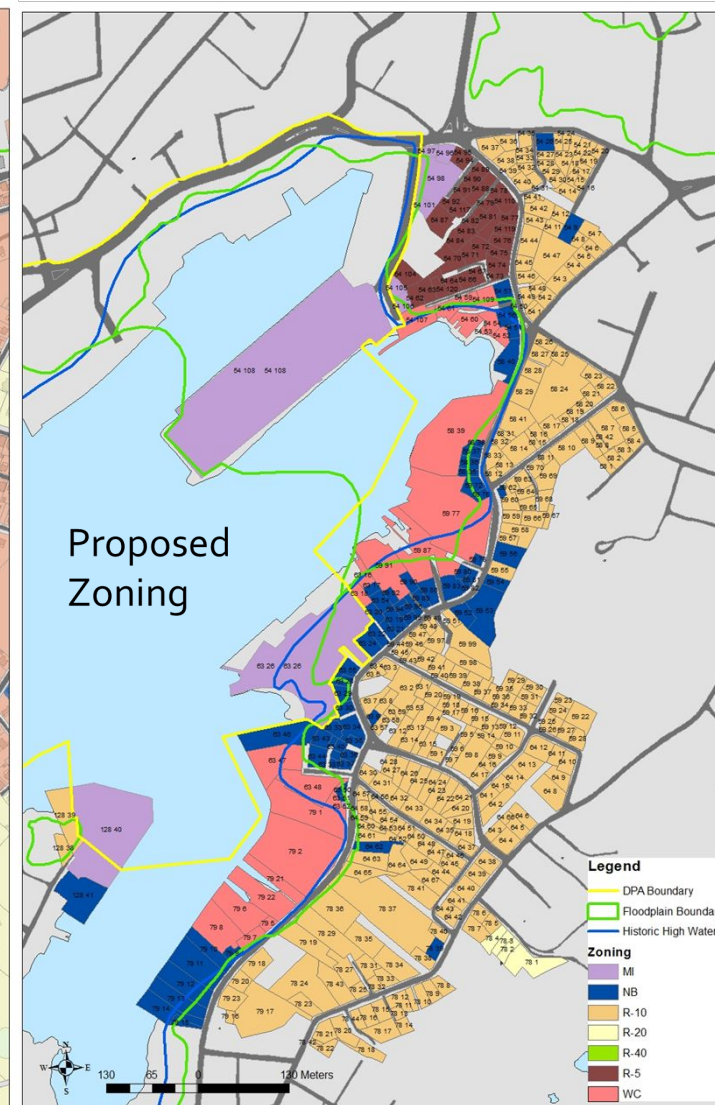
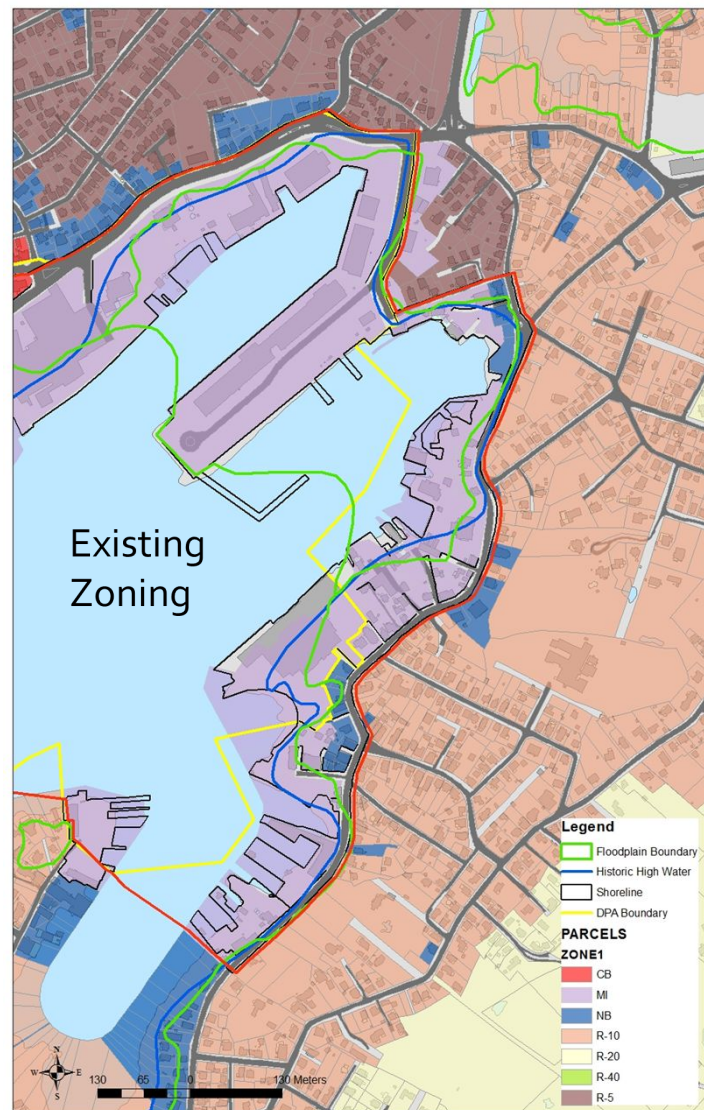
- Respect all existing uses in the study area
- Expand public access
- Promote uses that invite the public to the waterfront
- Refine water-dependent use requirements for waterfront properties
- Reduce the amount of nonconforming uses, e.g. single and two-family residential
- Maintain character, including existing residential densities
- Provide protection for commercial operations



East Gloucester Uses (2017 Meeting - Proposed Zoning)

Overview of Proposed Zoning Map and Ordinance Changes

- Create new district: Waterfront Commercial
- Expand NB district
- Create table of uses for WC district
- Create category of mixed-use development and regulations

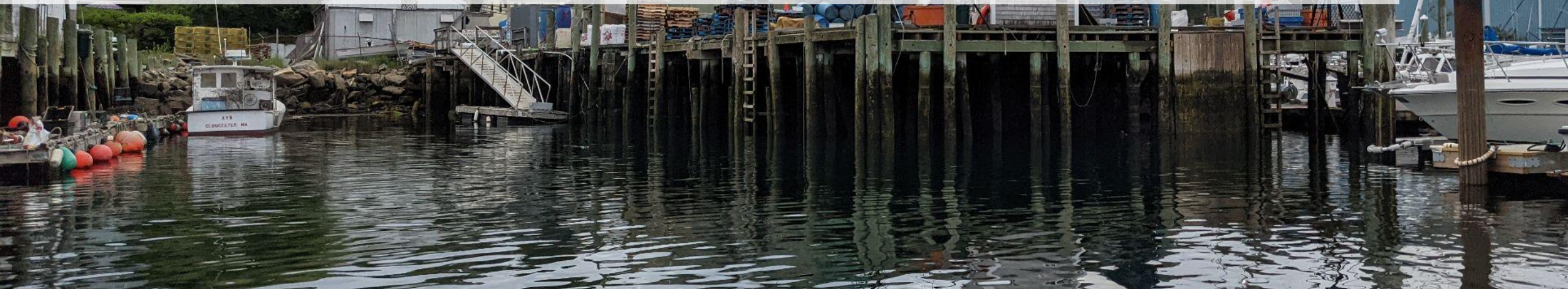


East Gloucester Considerations

- What role can zoning play, if any, in furthering the goals of the MHP/DPA plan?
- Given the success of Cape Ann Lobstermen, for example, are changes to the zoning needed to promote growth and adaptation of the fishing industry?
- Beyond land use regulation, are there other considerations for framing objectives for East Gloucester in the plan?

Public Meeting Agenda - 27th July

1. Overall Vision & Goals
 - a. Supporting Uses
 - b. Local Zoning
2. Sub-Area Issues, Opportunities & Goals
3. Publicly Owned Parcel Recommendations
 - a. I4C2
 - b. 112 Commercial
4. Other MHP Considerations & Next Steps



Next Steps

1. Draft Plan Recommendations
 - a. Sub-area goals & recommendations
 - b. Site-specific goals & objectives
2. Draft Plan Framework and Writing
3. Public Meeting #3 Prep - TBD 27th July