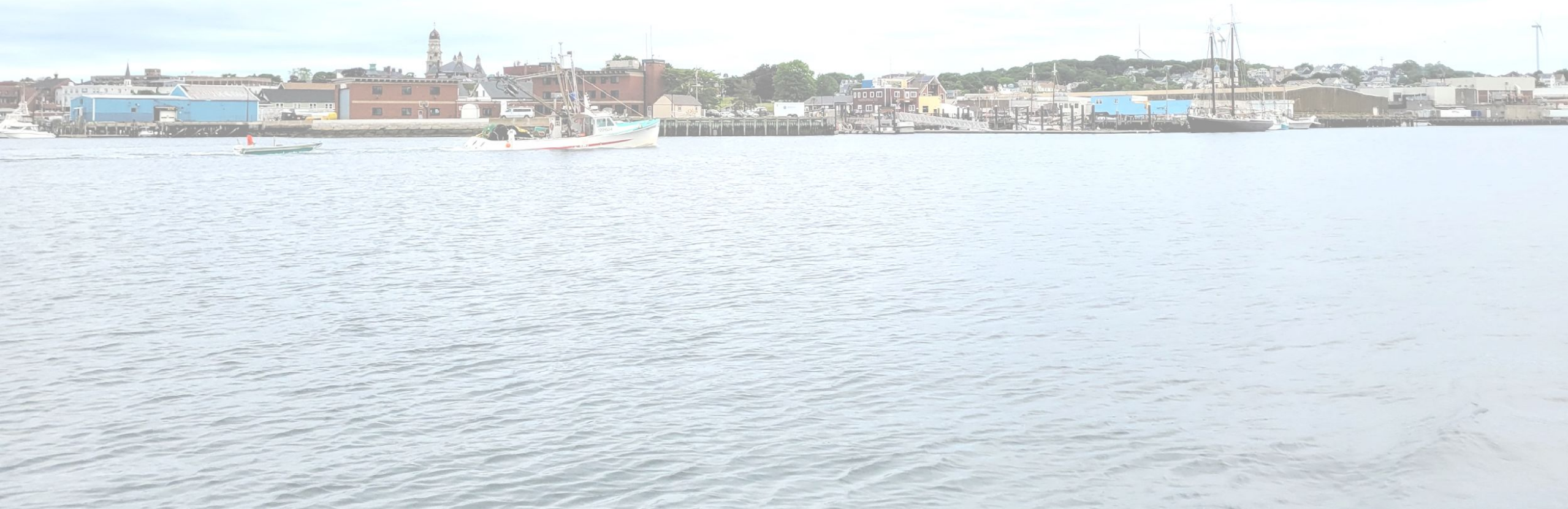


# Gloucester Municipal Harbor Plan Update

## Draft Plan Follow-Up

January 26, 2023



# Agenda

1. Timeline and Process Update
2. Supporting Use Over Water Analysis
3. Feedback on Revised Economic Development Recommendations
4. Next Steps

# Draft Plan Finalization Process

**Economic Development Recommendations**

**First Draft to HPC**  
Delivered 12/16

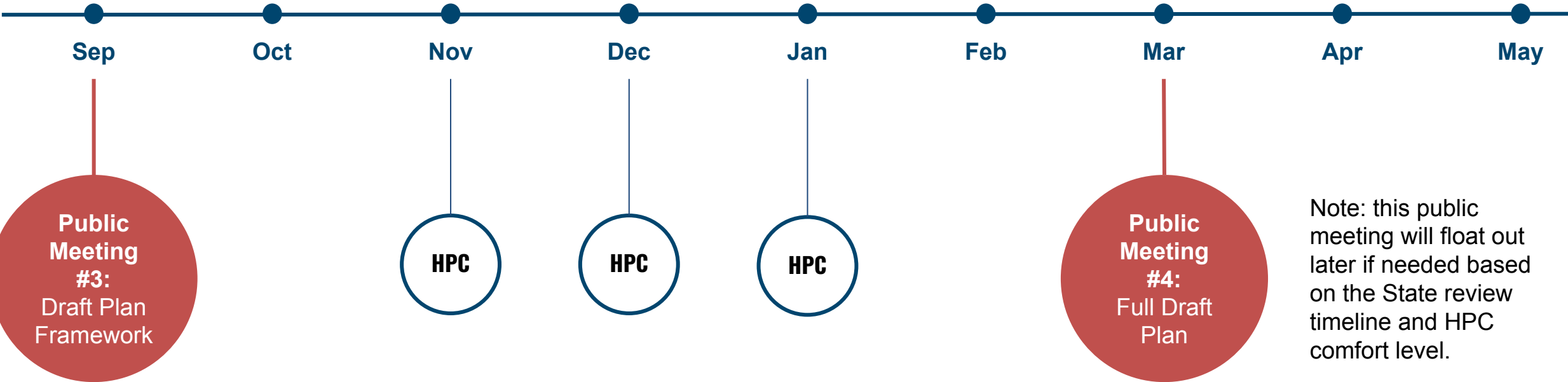
**HPC Comments & Revisions**  
Round 1 by 12/23, Round 2 by 1/26

**Public Comment**  
Continued Revisions

**2023 Gloucester Harbor Plan**  
(full regulatory plan)

**First Draft to State**  
Delivered 1/9, with HPC comments

**State Comments**  
In Progress



Note: this public meeting will float out later if needed based on the State review timeline and HPC comfort level.

# 2014 Supporting Use Approach

## 2014 Supporting Use Calculation:

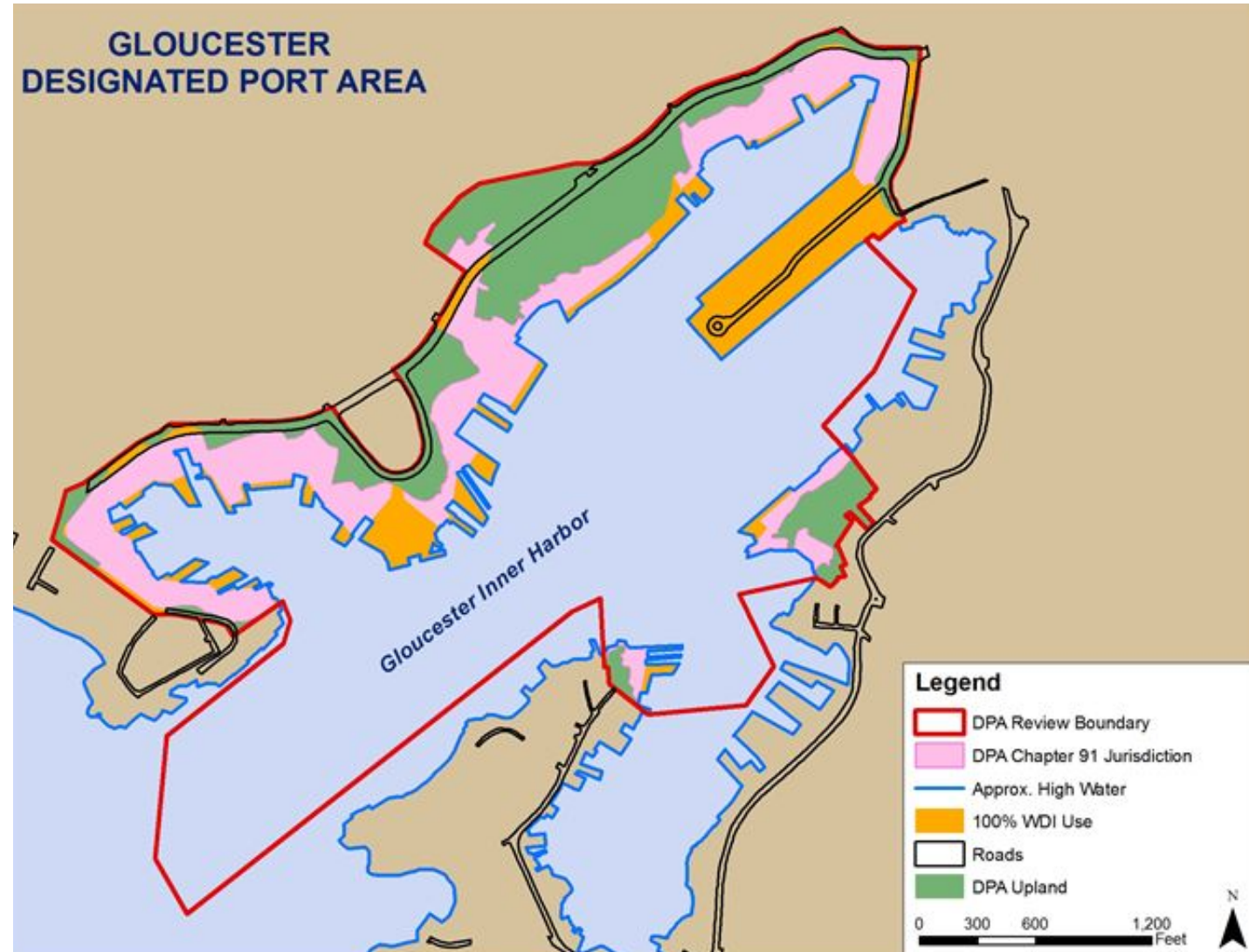
Assumed State Fish Pier, USCG, Cruiseport, DPA roadways, and pile supported piers remain 100% WDI uses. All other DPA parcels within Chapter 91 jurisdiction required to meet minimum of 50% WDI uses, allowed a maximum of 50% supporting uses.

## Benefits:

- Eliminated need for complex formula and provided
- Provided more predictability by reducing co-dependency of calculations - DPA property owners not affected by a transition from WDI uses to supporting uses by another DPA property owner

## Why it is no longer valid:

The interpretation of supporting use has changed since 2014 plan, and this approach is no longer valid. The MHP cannot control the use of private and non-City owned properties and thus there is no assurance of meeting the 100% WDI use on the identified properties. The state has moved away from this to a parcel by parcel approach to Supporting DPA uses.



# Supporting Use Over Water Analysis

- Provision is most relevant for larger scale parcels with pile-supported piers because they have the most potential area where this can apply outside the WDUZ.
- Limited opportunities on the harbor to take advantage of this, potentially high standards required for an amplification.

# Supporting Use Over Water Analysis

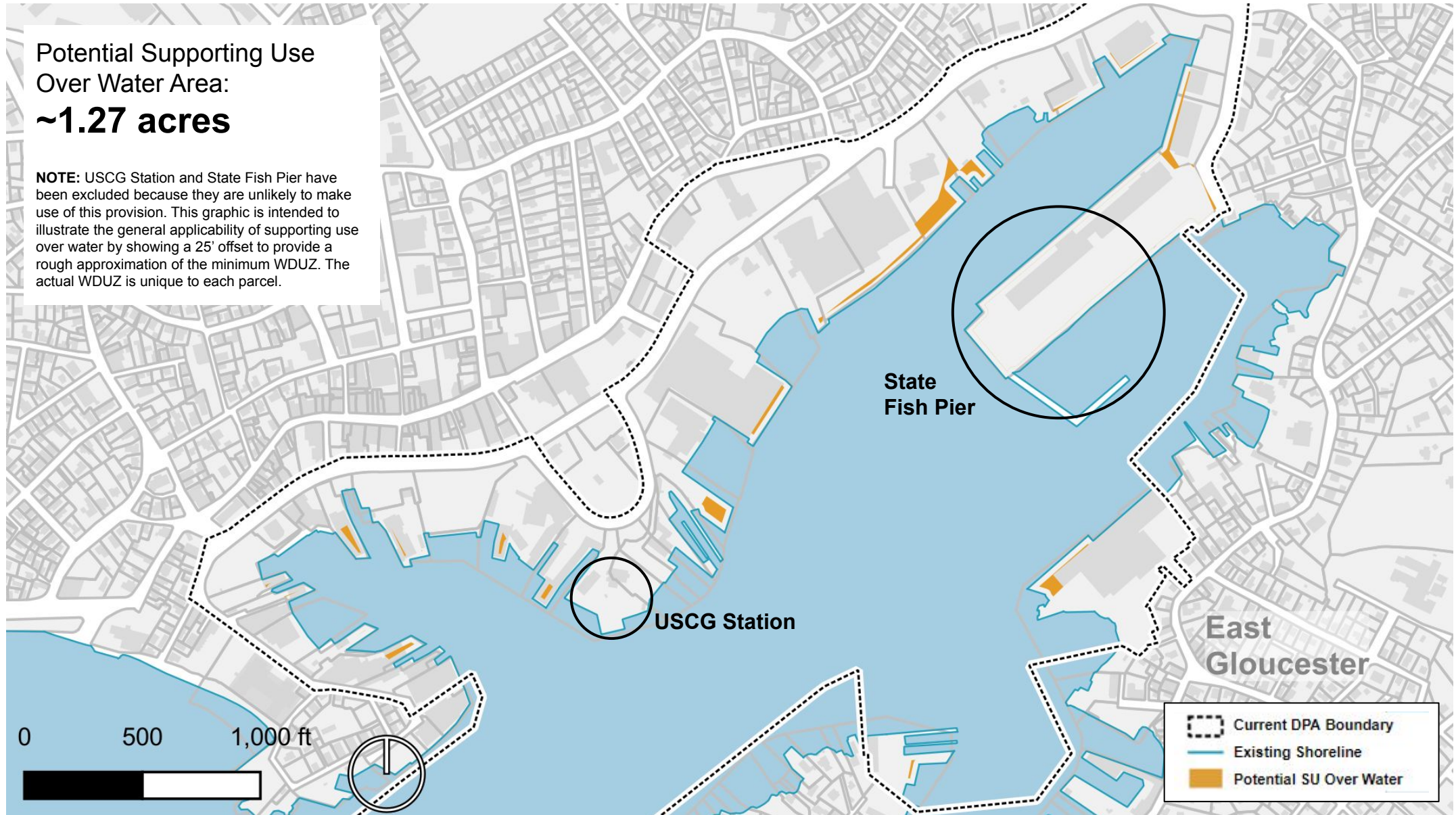
*Provision: flexibility in Water Dependent Use Zone (WDUZ)*

Type	Chapter 91 Standard (310 CMR)	2014 Amplification/Substitution	2023 Suggested Approach
General; Substitution	<p><b>Chapter 91</b> 9.51(3)(c)</p> <p>defines the dimensions of the water-dependent use zone as:</p> <p><i>along portions of a project shoreline other than the edges of piers and wharves, the zone extends for the lesser of 100 feet or 25% of the weighted average distance from the present high water mark to the landward lot line of the property, but no less than 25 feet;</i></p> <p><i>along the ends of piers and wharves, the zone extends for the lesser of 100 feet or 25% of the distance from the edges in question to the base of the pier or wharf, but no less than 25 feet;</i></p> <p><i>along all sides of piers and wharves, the zone extends for the lesser of 50 feet or 15% of the distance from the edges in question to the edges immediately opposite, but no less than ten feet.</i></p>	<p>For project sites that meet the eligibility standard, the required WDUZ dimensions may be modified as long as <b>a minimum width of 25 feet is maintained along the project shore line and the ends of piers and wharfs and a minimum of 10 feet along the sides of piers and wharves</b>, and as long as the modification results in no net loss of WDUZ area.</p> <p><b>Offsetting Measures:</b></p> <ol style="list-style-type: none"> <li>1. Substitution provision can only be applied to those project sites where it is shown that application of the Ch. 91 standard would result in an inefficient siting of uses in the WDUZ, and where the reconfiguration achieves greater effectiveness in the use of the water's edge for water-dependent industrial use.</li> <li>2. The reconfigured zone must be adjacent to the waterfront and result in an increase in WDUZ immediately adjacent to the water.</li> <li>3. In no case will a reconfigured WDUZ that results in an area separated from the waterfront or in a net loss of WDUZ be allowed.</li> </ol> <p><b>Justification:</b> The basis for including this potential flexibility in the dimensions of the water-dependent use zone is the widely varying sizes and configurations of waterfront parcels and wharves in the DPA.</p>	<p><b>Recommend Continuing Harbor-wide:</b> Providing important flexibility both within and outside DPA to allow reconfiguration of WDUZ consistent with other Municipal Harbor Plans. Many parcels on the harbor are small and narrow and flexibility in the WDUZ can provide opportunities for Supporting DPA uses to be sited appropriately.</p> <p><b>Recommended Refinements:</b></p> <ul style="list-style-type: none"> <li>• 2014 provisions should be modified to be less prescriptive while still achieving the goals.</li> <li>• Language should clearly indicate that this applies across the entire study area, both within and beyond the DPA.</li> </ul>

# Supporting Use Over Water Analysis - Potential

Potential Supporting Use  
Over Water Area:  
**~1.27 acres**

**NOTE:** USCG Station and State Fish Pier have been excluded because they are unlikely to make use of this provision. This graphic is intended to illustrate the general applicability of supporting use over water by showing a 25' offset to provide a rough approximation of the minimum WDUZ. The actual WDUZ is unique to each parcel.



# Revised Objectives, Strategies & Actions

Based on feedback received in December and January, we have revised the economic development objectives, strategies, and actions in response to the following general comments:

- **Simplify and consolidate where possible.**

*We split the original objective 1 into two (one focused on organizational capacity, and one focused on public investment and economic development activities) to facilitate increased clarity and hierarchy within each. We also consolidated some recommendations that were previously listed under two different objectives/strategy headings.*

- **Prioritize.**

*The implementation recommendations under each strategy have been prioritized with most urgent/high-priority and foundational actions listed first and other more discretionary, aspirational/audacious, or lower priority actions listed further down the list. We have also eliminated any items that the City does not think are realistic and have posed questions to the HPC about remaining areas of uncertainty.*

- **More specificity.**

*With the City's advice we have added specificity wherever possible and welcome HPC input on areas where we can be more assertive about specific actions the HPC is comfortable with.*



# Next Steps

1. Draft Plan Revision based on State & HPC Comments

2. Public Meeting #4: Full Draft Plan

*Timeline: March 2023 (tentative, pending State and HPC review timeline)*

*Content: an updated, public-oriented version of the presentation given to the HPC in November of 2022, accompanied by first full draft plan (which will be uploaded to the website once we have State and HPC clearance to do so)*

3. Draft Plan Revision based on Public, HPC, and State Comments

4. Final Plan Approval

# Thank You!

