

At a meeting of the Town Council holden in and for the Town of Gloucester on November 2, 2023

I. Call to Order

The meeting was Called to Order at 7:30 P.M. by Councilor W. Worthy , Town Council President.

II. Roll Call

Members present: Cheryl A. Greathouse; Jonathan E. Burlingame; Walter M. O. Steere, III; Stephen W. Arnold, Vice President; William A. Worthy, Jr., President

Also Present: Jean Fecteau, Town Clerk; David Igliazzi, Town Solicitor; Christine Mathieu, Deputy Town Clerk; Mark Capuano, Finance Director; Joseph Delprete, Police Chief ; Gary Treml, Director Public Works; Karen Scott, Town Planner; John Luszczyk, Director Human Services; Gerry Mosca, EMA Director; Robert Shields, Recreation Director

III. Pledge of Allegiance.

Councilor W. Worthy asked all to please rise to join us in the Pledge.

IV. Open Forum - For Agenda Items

Councilor W. Worthy asked if anyone wished to speak on an agenda item to step to the microphone and state your name when called on.

None

V. Consent Items - Discussion and/or Action

A. Approval of Town Council Minutes: Regular meeting of October 19, 2023 and Special meeting of October 19, 2023

MOTION was made by Councilor C. Greathouse to APPROVE the minutes of the Town Council meeting of October 19, 2023 and the Special meeting of October 19, 2023; seconded by Councilor J. Burlingame

Discussion: None

VOTE: AYES-C. Greathouse , J. Burlingame, W. Steere, S. Arnold , W. Worthy
NAYS-0

MOTION PASSED

VI. Unfinished Business

A. Boards and Commissions

1. Appointments- Terms to run concurrent with the Town Council- Discussion and /or Action

a. Affordable Housing Advisory Board- two year term to expire 12/2024- 4 positions

Councilor W. Worthy stated that the Town Council may appoint from the Talent Bank listing in their packet or table the appointments.

Discussion: Councilor W. Worthy asked for another week to consider appointments.

MOTION was made by Councilor S. Arnold to TABLE the appointments to the Affordable Housing Advisory Board; Positions 2, 3,4 and 5; seconded by Councilor W. Steere

Discussion: None

VOTE: AYES-C. Greathouse , J. Burlingame, W. Steere, S. Arnold , W. Worthy
NAYS-0

MOTION PASSED

B. Request for permission to place an easement across a town road - Discussion and/or Action

Councilor W. Worthy stated that Council reviewed this request last meeting. Councilor W. Worthy stated that the owner may be present to answer questions. Councilor W. Worthy stated that Council has an engineered drawing and the letter of request in their packet.

Discussion: Angelo “Mike” Raimondi stated that he is a professional land surveyor, licensed soil evaluator and septic system designer. M. Raimondi stated that he is employed by Scituate Surveys. M. Raimondi stated he is representing the applicant. M. Raimondi gave the Council a copy of the plan and stated that the yellow rectangle in the road is the proposed easement. M. Raimondi stated that the proposed septic system would be on the long narrow lot across the road and that it would be an advance system. M. Raimondi stated that the house is proposed on the other lot but there are too many wells on that side . M. Raimondi stated that DEM does not like the wells and the septic system to be close. M. Raimondi stated that there was no choice but to propose the septic system to be on the lot across the street and request a variance because of the number of wells. M. Raimondi stated he has received positive feedback from DEM but they are concerned about getting a written agreement for the

easement to be submitted with the application. M. Raimondi stated that both lots are to be on one deed and contain language that they can't be separated.

M. Raimondi stated a history of the proposed house lot. M. Raimondi stated that there was a house on this lot years ago for which he designed a septic system repair twice but neither was done. M. Raimondi stated the house burned down and the foundation was removed. M. Raimondi stated that as the foundation is gone that there are no grandfather rights which results in applicant asking for this easement to place the septic system across the road. M. Raimondi stated that he has unofficial tacit approval from wetlands as there are no issues .

Councilor S. Arnold stated that he sympathizes with the situation and that it is highly unusual to run a utility easement across a town road. Councilor S. Arnold asked if the septic system could go on the proposed house side.

M. Raimondi stated that the problem is the number of existing wells on the proposed house side of the road. Councilor S. Arnold asked what applicant would do if they did not own the land across the street. M. Raimondi stated that a compromise would have to be tried and it would mean the well would be too close to the lake and that it would be difficult to fit the septic with the 100 foot setbacks.

M. Raimondi stated that the long shallow lot is not useful for building . M. Raimondi stated that the proposed house as shown on the plan may actually be smaller when built.

Councilor C. Greathouse asked the time for the construction. M. Raimondi stated the easement construction would be about one half of a day. Councilor C. Greathouse asked who would be responsible for the construction. M. Raimondi stated that the owner would and that an insulated pipe would be installed.

Councilor J. Burlingame stated that the owner would also have to repair the road back to the original condition. M. Raimondi stated they would do whatever Council wants

Councilor S. Arnold stated his biggest concern is the precedent this approval would be setting especially as to the future concerns and or problems that might arise. Councilor S. Arnold raised a concern of a future owner not having the funds to repair any problem and if that would mean it would become the town's responsibility. M. Raimondi stated that the owner could be made responsible by the Council for any problems. M. Raimondi stated that he has designed many septic systems and has not had any problems. M. Raimondi described the insulation and where it would be placed.

Councilor W. Worthy asked if a police detail would be required during the work. M. Raimondi stated that there are two entrances to this road which helps and that the installation will not take too long. Councilor W. Worthy asked the opinion of G. Treml, Director of the Department of Public Works (DPW).

G. Treml, DPW Director, stated that this area is rough and has a lot of rocks so he would recommend that any easement be straight and not go around any rocks. G. Treml also suggested that the pipe be in a sleeve with a second sleeve placed next to it in case of future need. G. Treml also stated to be aware that the road would have a 3-4 foot frost layer. G. Treml stated that police and fire should be notified when the work is going to be done. M. Raimondi stated none of those concerns and or suggestions would be a problem.

Councilor W. Steere asked why this proposed system needs to be across the road if M. Raimondi had already designed two systems on the house side of the road. M. Raimondi stated that when the foundation was removed it meant that any grandfathered rights were lost. M. Raimondi stated that there needs to be a big separation between wells and septic systems.

Councilor W. Worthy asked if the septic system can be on the same lot as the proposed house. M. Raimondi stated that there are a lot of regulations that have to be met. Councilor W. Worthy asked if applicant had been to DEM. M. Raimondi stated that he spoke with an inspector on site who said that the ISDS system cannot be on the house lot. Councilor W. Steere asked if the easement is not granted does it mean the proposed house lot is not a buildable one. M. Raimondi stated that is correct and he is not sure what would do. D. Igliazzi, Town Solicitor, asked if the long narrow lot where the septic system is proposed is a buildable lot. M. Raimondi stated it is not. Councilor W. Steere stated it is a lot of record which M. Raimondi agreed. Councilor W. Steere stated that hypothetically that means it could be a buildable lot. M. Raimondi stated that a variance would be needed.

M. Raimondi stated that an attorney will draft a deed including both lots on it and include language that the lot can't be sold. M. Raimondi stated he feels this is a great solution for the problem and that the house, which may be smaller, can meet all zoning requirements as to setback lines. M. Raimondi stated that a Class 1 survey was done on both lots.

Councilor W. Steere stated that his concern is similar to Councilor Arnold's in that it is setting a precedent. Councilor W. Steere stated that the town does have shared

septic systems in some congested areas. Councilor W. Steere stated that this precedent would open the door for other small lots with similar issues to seek the use of a utility easement under a town road.

Councilor W. Steere raised the question of who does the work and who fixes any problems. M. Raimondi described how he felt an easement could be done and suggested that a temporary patch be used for the first year to see how the area settled. M. Raimondi stated that a more permanent patch could be put in place after the first year.

Councilor W. Steere asked if the applicant had lived at the property previously. J. Lavengood (applicant) stated no. Councilor S. Arnold asked if applicant knew this would be a challenge when she bought the property. J. Lavengood stated that she knew.

D. Igliazzi suggested that applicant would need a temporary construction permit and for DPW to approve the work. Councilor S. Arnold stated that this situation could be executed properly but he is concerned about setting a precedent. Councilor S. Arnold stated he would not approve unless there was an iron clad document in effect to make sure a bad precedent was not being set. Councilor W. Worthy stated his agreement with Councilor S. Arnold . Councilor W. Worthy stated he likes G. Trembl's suggestion of a second sleeve. Councilor W. Worthy suggested the applicant put all concerns in a proposal for the town solicitor to review.

J. Lavengood asked what happens to a regular person whose septic system fails and they can't afford to have it fixed. Councilor S. Arnold stated that this is an unusual situation and a private person's septic issues would not come back to the town. Councilor J. Burlingame suggested putting something in the easement agreement stating that the town would not be responsible. Councilor J. Burlingame stated that a private resident would need to fix their septic problem. Councilor S. Arnold stated that he feels this would be a town problem as the pipe is under a town road. Councilor S. Arnold stated he feels the request is reasonable but he has many concerns about the what ifs that could occur in the future.

Councilor W. Steere asked if applicant plans to live on the property. J. Lavengood stated she does. Councilor W. Steere stated he was asking because individuals in the past have received permission from the town to do something with assurances that they will live their for a long time and then have sold the property in a short period of time after.

Councilor W. Worthy asked if applicant should come back to Council with a plan. D. Igliazzi stated that it is the conditions of the plan that are up in the air. D. Igliazzi stated the recommended suggestions to be included in any proposal: a permanent utility easement under the road with two sleeves; a temporary construction easement subject to the police and fire and then this easement is revoked when completed; a statement that if repair(s) are needed in the future then the owner would have to come back and get another temporary construction permit; that the easement be a straight line under the road; that the road be put back to the existing specifications and that applicant get a bond.

D. Igliazzi stated that utility easements are common but they have to follow a process. D. Igliazzi stated that the long lot, LW lot 181, would have a permanent easement on it in perpetuity for the benefit of lot LW 86. M. Raimondi stated that the intent is similar but that he can't give a design for the septic without the Council's approval of the easement. D. Igliazzi stated that it is not the septic design that Council needs but the actual easement with all the language he has suggested to consider and then vote on. M. Raimondi asked if Council would give conditional approval. Councilor S. Arnold stated that all are trying to find a responsible way forward but he needs to see a document with all stipulations before he can vote.

D. Igliazzi stated that applicant's attorney should draw up all the documents of : permanent utility easement, temporary construction permit, conditions discussed today for Council to consider and vote on including a metes and bounds description of the utility easement . D. Igliazzi stated that the easement if approved will also be recorded. Councilor W. Worthy stated that this matter will take time and to come back to Council when they are ready.

Councilor W. Steere asked if M. Raimondi was an engineer. M. Raimondi stated he is not qualified to design the crossing but he is qualified to design the septic system. M. Raimondi stated that an engineer in his office will do the easement.

J. Lavengood asked the question about the vagueness of Council's concerns with future problems. J. Lavengood stated that she is not capable of predicting the future so if those are big concerns to Council that will lead to the proposal not being approved she would like to know before she comes back and receives a no.

Councilor W. Steere stated that Council needs to receive the proposal and have it reviewed by the solicitor in order to then be able to vote on it. D. Igliazzi stated that the Council can vote on the proposal, have it recorded and also to require indemnification so the town will never be liable for any issue with the property.

J. Lavengood asked again how she can assure the town that she will be responsible

for problems. Councilor S. Arnold stated to have a written document with conditions that gets recorded.

D. Igliozi stated again that applicant's attorney should draft a permanent utility easement, temporary construction permit, all conditions discussed for Council to consider and vote upon.

M. Raimondi stated the meeting has been helpful and said they will come back to Council. J. Fecteau , Town Clerk, asked if applicant will come back when ready. Councilor W. Worthy stated yes.

No action taken by Council

C. Town Council Discussion and/or Action - Disposition of Town owned Property - 1272 Putnam Pike

Councilor W. Worthy stated that Council held a public hearing last meeting to get the public's input on what to do with a structure located on that property. Councilor W. Worthy stated that the public hearing was closed and a decision was tabled.

Discussion: Councilor S. Arnold stated he would be open to tabling this matter for several meetings as he had hoped to receive more feedback after the last meeting which he has not received. Councilor W. Steere suggested removing this item and if need it can be put on a future agenda.

MOTION was made by Councilor S. Arnold to REMOVE from discussion and / or action the disposition of town owned property -1272 Putnam Pike; seconded by Councilor J. Burlingame

Discussion: None

VOTE: AYES-C. Greathouse , J. Burlingame, W. Steere, S. Arnold , W. Worthy
NAYS-0

MOTION PASSED

D. Funding of costs relative to disposition of Town owned property - 1272 Putnam Pike - Discussion and/or Action

Councilor W. Worthy stated that the funding of the possible removal of the house was also tabled.

Discussion: None

MOTION was made by Councilor S. Arnold to REMOVE from this item from further agendas until Item C. Is put back on; seconded by Councilor J. Burlingame

Discussion: None

VOTE: AYES-C. Greathouse , J. Burlingame, W. Steere, S. Arnold , W. Worthy
NAYS-0

MOTION PASSED

VII. New Business

A. Recreation Master Plan for Gloucester Memorial Park and Winsor Park

1. Presentation of Master Planning process and park options

Discussion : K. Scott, Town Planner, gave the presentation prepared by the consultant, Beta Engineering (Beta).. K. Scott gave a quick overview by stating that in July the Town entered into a contract with Beta to create a master plan for Gloucester Memorial Park (GMP) and Winsor Park (Winsor). K. Scott stated that since that time there has been field research, meetings and a survey. K. Scott stated that the results showed that GMP currently gets more use than Winsor but also that more recent work has been done at GMP.

K. Scott stated that the current uses at GMP are the playground, pickleball courts, tennis courts and basketball courts. K. Scott stated that the current uses at Winsor are the playground and the basketball court.

K. Scott stated that the top requests at GMP are for a splash pad, walking trail, pickleball courts, a dog park and a playground. K. Scott stated that the top requests for Winsor were a splash pad, walking trail, dog park and a playground.

K. Scott stated that Beta put together two alternatives for each park using all of the information obtained. K. Scott described each alternative.

K. Scott stated that at GMP, alternative 1 provided better emergency vehicle access , parking, drainage and fencing at Leja. K. Scott stated that alternative 2 at GMP has bigger pickleball areas, the splash pad as a central feature, parking reconfigured, concrete pad for ice skating and food trucks in summer and the bocce court closer towards the pavilion.

K. Scott stated that at Winsor, alternative 1 has two different age group playgrounds, a covered shelter, two full size basketball courts, a 1/4 mile walking trail and space left available if a baseball or softball field were desired in the future.

K. Scott stated that alternative 2 at Winsor has a bit of a different entrance, and still has a walking trail, basketball , playground, disc golf and also keeps an area open if baseball or softball fields are wanted in the future.

K. Scott stated that the next steps are for Council to determine their priorities as to each park in order for her to take the information and turn it into a grant application which is due the first week of December.

K. Scott stated that she will take the priority items determined today and bring them to Beta for pricing to see what kind of projects can be put together with the grant applications. K. Scott stated that there are two grants: one is for \$ 500,000 and the other is for \$120,000.

K. Scott stated that Beta did a great job with the survey, and listening to all the input in order to put together the powerpoint.

2. Selection of preferred Master Plan for GMP and Winsor Park - Discussion and/or Action

Discussion: K. Scott stated that she would like Council to come up with their top three items at each park to be able to use to put together the grant application.

Councilor W. Steere asked which option at GMP provided the most parking. Councilor S. Arnold stated that it seems alternative 2 had more parking and that is a real valid point because of the number of people using GMP.

Councilor W. Steere asked about the cost of maintenance for the splash pad. Councilor W. Steere stated Council needs to be mindful of costs in order to be able to maintain activity. K. Scott stated that there are a variety of ways to build a splash pad which dictates the amount of water. K. Scott stated that a splash pad could be determined that would take the budget into consideration. Councilor W. Steere asked if DPW and the budget can support the items in alternative 2.

Councilor S. Arnold stated that the larger hybrid area in alternative 2 would be better and he would like the ice rink in the winter for skating and then a skate park and BMX track. Councilor J. Burlingame stated he likes the idea of a skate park and BMX track.

Councilor S. Arnold stated that he feels that bocce would be a low maintenance item. Councilor S. Arnold stated that he has heard from the Senior Center Director that a lot of the members would like the bocce court.

Councilor W. Worthy asked about the well. G. Treml, DPW Director , stated that the

well currently serves the concession stand and the Senior Center.

Councilor W. Worthy stated he likes alternative 2 at GMP.

K. Scott stated that Council can combine features from both options to make into one proposal if they would like.

Councilor W. Worthy asked if the land is dry between the baseball field and the tennis court. K. Scott stated no.

Councilor J. Burlingame asked if the parking could be expanded into the woods. K. Scott stated that different options could be looked at but she would like to get one preliminary plan for each park.

Councilor W. Steere asked about a walking trail near the river at GMP . K. Scott stated that could be something for the future as it would involve DEM, permits and most likely a raised walkway.

Councilor S. Arnold stated his priority items as bocce, pickleball, ice rink and skate park because he feels more people would be served than having a splash pad. Councilor S. Arnold stated that most people who would use the splash pad would also be using the playground.

K. Scott stated that the walking trail would be paved which would be an expense.

Councilor W. Worthy suggested putting money from the splash pad towards lights along the walking trail.

Councilor C. Greathouse stated that she likes the splash pad as she takes her grandkids to one in Connecticut and it is very enjoyable. Councilor C. Greathouse suggested the splash pad use recycling water and a button on a timer to help with maintenance costs.

Councilor W. Steere asked about security cameras at each park. K. Scott stated that there will be security cameras as they have been successfully used at GMP against vandals .

K. Scott stated that it seems that alternative 2 is more in line with Council's thoughts and ideas . K. Scott stated that alternative 2 at Winsor is what she is also hearing.

Councilor S. Arnold stated that the more features that can be in this next round of

grant applications the better as it would serve more people.

Councilor W. Worthy stated he likes alternative 2 and that a lot of people would like the disc golf. Councilor W. Worthy stated he would like to add a bike track to alternative 2. Councilor J. Burlingame also would like the bike track added to alternative 2.

Councilor S. Arnold stated that Winsor will not have any ballfields which means Gloucester will only have GMP and Acotes for ball fields. Councilor S. Arnold stated that Acotes is by permission only. Councilor S. Arnold stated that Winsor is not used because it is in poor shape so perhaps it could be fixed and would be used if it were in better shape. Councilor J. Burlingame stated that Winsor was used for many years. Councilor W. Steere stated that option 1 of Winsor is very similar to the original plan for Winsor when it was built. Councilor W. Steere stated he likes the circular parking route, the disc golf and the walking trail.

Councilor C. Greathouse stated she likes the two different age group playgrounds as well as the two dog parks for different sized dogs.

Councilor W. Steere stated his agreement with Councilor S. Arnold as to the decreasing number of ball fields. Councilor W. Steere asked if the walking trails would be paved at Winsor. K. Scott stated no.

K. Scott stated that she is hearing the proposal for Winsor to be a hybrid of both options with the following: traffic one way around the circle, add BMX track, two dog parks, disc golf and keep an open area large enough to become a baseball or softball field if needed in the future.

Councilor W. Steere stated the infield need the work and asked if it could be done now. K. Scott stated that Leja is the priority field but she will make sure the proposed plans include not losing the ability to create fields from open space in the future. (Unknown speaker) stated that the Winsor field was tried to be used for baseball but was determined to be unsafe due to the holes created by the number of horses riding on the property.

K. Scott stated that she will put together a grant proposal for both GMP and Winsor based on the Council's discussion today for Council to review.

G. Treml , DPW Director, stated that all of the features being created at both parks will add to the responsibilities of DPW and the cost for maintenance so Council might

want to think about increasing the DPW budget.

MOTION was made by Councilor S. Arnold to TABLE the authorization of Gloucester Memorial Park Concept (#1) or Gloucester Memorial Park Concept (#2) for the Recreation Master Plan project; seconded by Councilor J. Burlingame

Discussion: None

VOTE: AYES-C. Greathouse , J. Burlingame, W. Steere, S. Arnold , W. Worthy
NAYS-0

MOTION PASSED

MOTION was made by Councilor W. Steere to TABLE the MOTION to AUTHORIZE Winsor Park Concept (#1) or Winsor Park Concept (#2) for the Recreation Master Plan project; seconded by Councilor J. Burlingame

Discussion: None

VOTE: AYES-C. Greathouse , J. Burlingame, W. Steere, S. Arnold , W. Worthy
NAYS-0

MOTION PASSED

3. Selection of priority improvements to implement as part of the RIDEM Recreation Development Grant Program - Discussion and/or Action

Discussion: J. Fecteau, Town Clerk, asked K. Scott if she needed a priority motion. K. Scott stated that she will bring back the priorities for the grant program for Council so no motion is needed.

No action by Council

B. Boards and Commissions

1. Appointments

a. Historic District Commission- Discussion and/or Action

Councilor W. Worthy stated that these appointments are for expired terms. Councilor W. Worthy stated that the Chair has indicated that all wish to be reappointed.

1. Position #1 - One three year term to expire 10/2026

MOTION was made by Councilor C. Greathouse to REAPPOINT Barbara Waterman to the Historic District Commission, Position #1, for a three year term to expire

10/2026; seconded by; Councilor J. Burlingame

Discussion: None

VOTE: AYES-C. Greathouse , J. Burlingame, W. Steere, S. Arnold , W. Worthy
NAYS-0

MOTION PASSED

2. Position #2 - One three year term to expire 10/2026
MOTION was made by Councilor C. Greathouse to REAPPOINT Diana Seaver to the Historic District Commission, Position #2, for a three year term to expire 10/2026; seconded by; Councilor J. Burlingame

Discussion: None

VOTE: AYES-C. Greathouse , J. Burlingame, W. Steere, S. Arnold , W. Worthy
NAYS-0

MOTION PASSED

3. Position #6 - One three year term to expire 10/2026
MOTION was made by Councilor W. Steere to REAPPOINT Charlie Wilson to the Historic District Commission, Position #6, for a three year term to expire 10/2026; seconded by Councilor J. Burlingame

Discussion: None

VOTE: AYES-C. Greathouse , J. Burlingame, W. Steere, S. Arnold , W. Worthy
NAYS-0

MOTION PASSED

4. Alternate Position - One 1-year term to expire 10/2024
MOTION was made by Councilor C. Greathouse to REAPPOINT LeeAnn Lyons to the Historic District Commission, Alternate position, for a one year term to expire 10/2024; seconded by Councilor J. Burlingame

Discussion: None

VOTE: AYES-C. Greathouse , J. Burlingame, W. Steere, S. Arnold , W. Worthy
NAYS-0

MOTION PASSED

b. Zoning Board- Discussion and/or Action

1. Position #3 - One five year term to expire 10/2028

Councilor W. Worthy stated that this appointment is for the expired term of Michael Martone. Councilor W. Worthy stated that the Chair has indicated that Mr. Martone wishes to be reappointed.

MOTION was made by Councilor C. Greathouse to REAPPOINT Michael Martone to the Zoning Board, Position #3, for a five year term to expire 10/2028; seconded by Councilor J. Burlingame

Discussion: None

VOTE: AYES-C. Greathouse , J. Burlingame, W. Steere, S. Arnold , W. Worthy
NAYS-0

MOTION PASSED

C. Code of Ordinance - Land Use

1. 1st Reading of Proposed Amendments- Discussion and/or Action

a. Chapter 286 – Affordable Housing - Repeal Chapter

b. Chapter 350 – Zoning Ordinance

1. Article I – Administration and Procedures

2. Article II – Zoning District Use Regulations

3. Article VII – Special Regulations

4. Article XI – Comprehensive Permit for Low and Moderate Income Housing

5. Article XII – Conservation Developments

6. Article XIII – Village Overlay District

7. Attachment 1, Table of Use Regulations

Discussion: Councilor W. Worthy stated that the Town Planner is proposing amendments to the Code of Ordinance and has asked for a first reading. Councilor W. Worthy stated that a first reading is either an actual reading of all amendments or an explanation of the proposed amendments.

Discussion: K. Scott, Town Planner , stated that there are several major changes to state law that need to be addressed and that some default into effect on January 1st 2024 if nothing is done. K. Scott explained that proposed changes are in response to that legislation and she plans to address them in phases.

K. Scott stated that the proposals tonight are Phase 1 and these will prevent any immediate negative local impact that would take effect on January 1, 2024 without the town doing anything.

K. Scott stated, in regards to Chapter 286 Affordable Housing it is proposed to be deleted in its entirety because legislation was passed that a density bonus has to be included of two market rate (?) Units for every low and moderate unit that is required if inclusionary zoning is part of the low to moderate affordable housing. K. Scott stated that the town may not be able to accommodate the density bonus especially as the town is not equipped with infrastructure. K. Scott stated that future phases may try to include trying to integrate opportunities to provide low and moderate income housing in the town ordinance that are not necessarily inclusionary zoning.

K. Scott stated that the majority of changes now to be discussed are reflective of another piece of legislation that states that if the town ordinance has anything in it that requires a special use permit then there must be objective criteria for each use. K. Scott stated that the new legislation states that if a use is allowed by a special use permit and it does not have specific objective criteria then it becomes an allowed use automatically on January 1, 2024. K. Scott stated that the majority of proposed changes relate to that issue. K. Scott stated that this proposal will make current uses allowed by a special use permit not allowed. K. Scott stated that this proposal will give the town time to thoughtfully look at each use and decide whether to allow it again and if so to determine the objective criteria that is required under the new state laws.

K. Scott summarized the proposals to the Chapter 350 : Zoning Ordinance as follows:

1. Article I- Administration and Procedures contains a change to one definition of farm product processing.
2. Article II- Zoning District Use Regulations contains the Table of Uses which is also a separate attachment. K. Scott stated that the majority of uses allowed by special use permit have been changed to a no. K. Scott stated that some uses were previously designated with just a dash so those have been corrected to a yes or a no.
3. Article VII- All Special Regulations allowed by special use permit have been removed.
4. Article XI- Comprehensive Permit for Low and Moderate Income Housing removed all incentives because it was unclear whether or not

it would trigger the inclusionary zoning piece and as such the market bonus.

5. Article XII- Conservation Developments removes all special use permits related to two family housing in these developments.
6. Article XIII- Village Overlay District contained several uses allowed by special use permit so those were changed to not being allowed.

K. Scott stated that the intent is to try and minimize the local negative impact from the new state laws that go into effect on January 1, 2024.

MOTION was made by Councilor S. Arnold to DECLARE the 1st reading for proposed amendments to Gloucester Code of Ordinance, Chapter 286 and Chapter 350 complete; seconded by Councilor J. Burlingame

Discussion: None

VOTE: AYES-C. Greathouse , J. Burlingame, W. Steere, S. Arnold , W. Worthy
NAYS-0

MOTION PASSED

2. Set public hearing date for proposed code amendments - Discussion and/or Action

Councilor W. Worthy stated that if Council is ready, Council can now set a public hearing date. Councilor W. Worthy asked K. Scott about all advertising requirements and when would she like public hearing.

Discussion: K. Scott stated that in speaking with the Town Clerk that the advertising could be completed for a public hearing to be held the first week of December. J. Fecteau stated that three weeks of advertising are required.

MOTION was made by Councilor S. Arnold to SET a Public Hearing for the consideration of amendments to the Code of Ordinance, Chapters 286 & 350, as described in the first reading, for December 7 , 2023; seconded by Councilor J. Burlingame

Discussion: None

VOTE: AYES-C. Greathouse , J. Burlingame, W. Steere, S. Arnold , W. Worthy

NAYS-0
MOTION PASSED

D. Town Border signage - Discussion and/or Action re: Sharing cost with Foster and/or Appropriation of funds to share costs

Discussion: Councilor S. Arnold stated that he received a call from the DPW Director of Foster asking if Glocester would like to share the cost of a sign at the border of the two towns. Councilor S. Arnold stated that Glocester's share for the cost of the sign would be \$390.00.

Councilor W. Steere asked the need for the sign as he has not heard from residents of a need. Councilor W. Worthy stated his opinion that less signs are better. Councilor W. Steere stated his opinion that there are enough signs already. Councilor C. Greathouse stated her opinion that people know where they are in reference to the town.

No action taken by Council

E. Request to initiate bidding - Decentralized Wastewater Improvements for the Village of Chepachet - Discussion and/or Action

Councilor W. Worthy stated that Council has received a request from the Town Planner which he read as follows:

To: Town Council Members
From: Karen Scott, Town Planner
Date: October 30, 2023
RE: Request to Initiate Bidding Process

The Town received a Watershed Implementation Grant from the Southeast New England Program for \$250,000, a Rhode Island Decentralized Wastewater Improvement Grant from the US Environmental Protection Agency for \$465,000, and the Town has set aside \$200,000 in American Recovery Program Act (ARPA) funds to fund Decentralized Wastewater Improvements in Chepachet Village.

Focusing on priority properties (cesspools, holding tanks, OWTS in public well radius, within 200' of the river) this project will explore opportunities for innovative and alternative septic systems, educating property owners of different possibilities available and where individual systems are not feasible, look for opportunities to join with neighboring property owners with comparable wastewater needs.

The ultimate goals of the project include:

1. Provide financial incentives that lead to the construction of as many wastewater upgrades as financially feasible in Chepachet Village.
2. Establish an innovative, third party management entity to ensure the long term viability of these wastewater investments.
3. As the results of these upgrades are implemented, reduce the number of properties using point of entry systems on drinking water wells.
4. As a result of these upgrades, restore the quality of the Chepachet River and remove the TMDL.

This grant requires no cash contribution from the Town outside of the already allocated ARPA funds.

I am requesting permission to release the attached Request for Qualifications.
(End of memo)

Discussion: Councilor S. Arnold stated his opinion that this is a great move forward.

MOTION was made by Councilor S. Arnold to AUTHORIZE the Town Planner to begin the Request for Qualifications process to implement the “Decentralized Wastewater Improvements in Chepachet Village” project which will be funded by previously received grants and approved ARPA funds; seconded by Councilor W. Steere

Discussion: None

VOTE: AYES-C. Greathouse , J. Burlingame, W. Steere, S. Arnold , W. Worthy
NAYS-0

MOTION PASSED

- F. Authorization for Parade Committee to seek bids for Fireworks display 2024 - Discussion and/or Action

Councilor W. Worthy stated that Council has received a request from the Parade Committee Chair which he read as follows:

October 30,2023

To : The Honorable Town Council

As current Chair of the Gloucester's 98th Annual Ancients & Horribles Parade I would like permission to solicit bids for the 2024 Gloucester Fireworks display. The RFB will be set at the amount of 20k so not to exceed the 2023 cost.

Once bids are received the committee will be assembled to select a vendor and forward the recommendation to the Gloucester's Board of Contracts and Purchases. The committee strives to uphold this time honored event, that is anticipated by the community every year.

Sincerely,
Kathy LaMontagne
Parade Chair
(end of memo)

Discussion: Councilor W. Worthy asked if there were still ARPA funds that were given to the Parade committee available. K. Lamontagne stated the parade budget has been being collectively used. K. Lamontagne stated that it is two years to the 100th anniversary of the parade. K. Lamontagne stated that the same bid will be put out as in the past with a limit of \$20,000. K. Lamontagne stated that the bid is usually for a three year contract with \$20,000 for each year and that the contract has included a clause for an increase if desired as well as a rain date. Councilor S. Arnold thanked K. Lamontagne.

MOTION was made by Councilor S. Arnold to AUTHORIZE the Parade Committee to seek bids for the 2024 Gloucester Fireworks display following the agreed upon bid process for the Town of Gloucester; seconded by Councilor J. Burlingame

Discussion: None

VOTE: AYES-C. Greathouse , J. Burlingame, W. Steere, S. Arnold , W. Worthy
NAYS-0

MOTION PASSED

VIII. Town Council Correspondence/ Discussion

Councilor W. Worthy stated that there was no correspondence for Council and asked if any Councilor had items for discussion .

None

IX. Department Head Reports/Discussion

Councilor W. Worthy asked if any department heads had anything to report or if any Councilors had any questions for dept. heads.

1. J. Fecteau, Town Clerk, invited all to the Veterans Day ceremony on November 11, 2023 at the Senior Center at 11 am that she and C. Mathieu, Deputy Town Clerk will host.
2. Chief Delprete stated that he has been speaking to the architect on the proposal for the police station and he hopes to present it at the next meeting or the first meeting in December.

Chief Delprete stated that a candidate has been selected for the academy in January.

3. J. Luszczyk stated that his department has received the check from the RI Foundation in the amount of \$1272 for food and \$1228 for fuel.
J. Luszczyk stated that the Gloucester Business Association held their annual Halloween event which brought in enough donations to be able to deliver two truck loads of food to the Food Pantry.

J. Luszczyk stated that the Gloucester Police Department will be holding their annual fill a police car with donations event at Dino's on November 12, 2023 from 10:00 a.m. to 2:00 p.m.

X. Bds. and Commissions Reports/ Discussion

Councilor W. Worthy asked if any Boards and Commissions had anything to report or if Council had any questions for Boards and Commissions.

None

XI. Open Forum

Councilor W. Worthy asked if anyone has anything to discuss on any other subject and if so, to please state your name when you come to the microphone

1. C. Wilson, resident and Gloucester business owner stated that Candlelight shopping is scheduled for December 7, 14 and 21st. C. Wilson stated that the Gloucester Business Association (GBA) is paying for a police detail and that he is asking to be placed on the agenda for the Council consideration to sponsor a police detail one night. Councilor W. Steere stated that the Council has historically sponsored a police detail. C. Wilson stated that there will be four port a johns throughout the Village and that several more businesses will be participating this year.

2. C. Wilson stated that he happened to see that a new RI state law was passed eliminating the use of plastic bags by all businesses effective on January 1, 2024. C. Wilson stated that the fines are as follows: \$100 first offense, \$200 second offense and \$300 third offense. C. Wilson stated that there has been nothing on the news about this new state law .

XII. Adjourn

MOTION was made by Councilor W. Steere to ADJOURN at 9:40 p.m.; seconded by Councilor J. Burlingame

Discussion: None

VOTE: AYES-C. Greathouse , J. Burlingame, W. Steere, S. Arnold , W. Worthy
NAYS-0

MOTION PASSED