

At a meeting of the Town Council holden in and for the Town of Gloucester on December 2, 2021:

I. Call to Order

The meeting was Called to Order at 6:33 P.M.

II. Roll Call

Members present: Julian (Jay ) Forgue, President; William E. Reichert, Vice-President; Walter M.O. Steere, III; Stephen Arnold; and William Worthy , Jr.

Also Present: David Igliazzi, Town Solicitor; Jean Fecteau, Town Clerk; Christine Mathieu, Deputy Town Clerk; Adam Muccino, Finance Director; Gerry Mosca, EMA Director; Gary Treml, Director of Public Works; Robert Shields, Recreation Director; Karen Scott, Town Planner and John Luszcz, Director of Human Services

III. Pledge of Allegiance

The Pledge of Allegiance was recited.

IV. Police Department Ceremony: Oath of Office; Promotions & Commendations

Councilor Forgue stated that this evening we are honored to come together to celebrate our Police Department, we welcome our guests.

Councilor Forgue stated that he will now turn this portion of our meeting over to Chief Joseph DelPrete.

Councilor Forgue offered congratulations to all honored, promoted and sworn into office and their families once Chief Delprete finished .Councilor Forgue asked all in attendance to join in continuing our celebration in Room #9.

Councilor Forgue called the Regular Session to order at 8:19 PM

V. Open Forum - For Agenda Items

Councilor Forgue stated that anyone wishing to speak on any agenda items may speak during this open forum.

Councilor Forgue stated that as a procedural note: when members of the audience wish to speak, including department heads, we ask that when you are invited up to the podium you state you name for the record. Councilor Forgue stated that we do not need you to state your address, unless it is relevant to your discussion, but we ask for your name for those people that request an audio file of the meeting.

None

Councilor Forgue stated that at this time he would like to recuse himself from calling this hearing to order. D. Igliazzi, Town Solicitor, stated that the Vice President now would preside.

VI. Public Hearings - Discussion and/or Action

Councilor Reichert:

A. Exception to the Ordinance Regulating the Issuance of Building Permits

1. Applicant: Julian P. Forgue  
Owner: Paul & Anayte Vargas  
Property Location: Off Huntinghouse Road, a.k.a.  
AP. 15, Lot 24

Councilor Reichert stated that Public Hearing was advertised in the Valley Breeze Observer on the week of November 15<sup>th</sup>, 2021 and abutters were notified.

Councilor Reichert DECLARED the Public Hearing OPEN.

Councilor Reichert stated that before we take input from the public we have the Planning Board opinion which he read as follows:

Exception to the Ordinance Regulating the Issuance of Building Permits  
Julian Forgue  
Advisory Opinion of the Planning Board  
November 8, 2021

At their November 8, 2021 meeting, the following motion was made by Planning Board Member Stephen Clifford:

After careful consideration and discussion at the November 8, 2021 Planning Board meeting, the Gloucester Planning Board hereby recommends that the Town Council approve an Exception to the Ordinance Regulating the Issuance of Building Permits for applicant Julian P. Forgue and owners Paul and Anayte Vargas for a lot located off Hunting House Road, AP 15, Lot 24 for the purpose of constructing a single family home.

In making this decision the Board has considered the following:

1. The Exception to the Ordinance Regulating the Issuance of Building Permit application and supporting materials.
2. The Technical Review Committee Report dated October 27, 2021.
3. Testimony from the applicant at the Planning Board meeting.

In making this decision the Board makes the following findings:

1. The proposed access is the only means to gain access/egress to the subject property.
2. The proposed access will provide the most direct connection between the subject property and a road on the official Town Road Map, or a state road.
3. The proposed access is not a town road and is therefore considered a private access serving one home with no potential for an additional home.
4. The proposed access will provide adequate access for emergency and safety vehicles once the conditions for approval are met.
5. There are no environmental or physical constraints that would make the

proposed access impractical or impossible once the conditions for approval are met.

6. The proposed access minimizes the use of wetlands, steep slopes, flood plains.
7. The proposed access minimizes any obstruction of scenic view from publically accessible areas.
8. The proposed access is designed to preserve any unique or historical features of property and surrounding area.
9. The proposed access is designed to minimize cutting of trees and vegetation, grade changes and subsequent soil erosion.
10. The proposed access is designed to minimize impact and disturbance to neighboring properties.
11. The proposed access is designed to avoid adverse impact to environmental conditions by employing best management practices for Stormwater Control, Soil Erosion, and landscaping once the conditions for approval are met.

Therefore, the Board makes the following conclusions:

1. Based on the evidence outlined above, which is part of the record, this exception to the Ordinance Regulating the Issuance of Building Permits satisfies the requirements of Gloucester Code of Ordinances Section 145-3 and the Rules and Regulations established to implement Section 145-3 with all conditions of approval.

The following conditions are applied to this approval:

1. Prior to a Certificate of Occupancy on any residence on the site, the applicant must obtain written approval from the Chepachet Fire Chief confirming that all conditions for the private driveway have been met which include:
  - a. The roadway to access the property must be 20' wide with a 13' 6" height clearance.
  - b. The roadway must be able to withstand the weight of fully loaded fire apparatus.
  - c. The roadway, which exceeds 150' in length must have an area at the end of the road large enough and have a soil base for a fire truck to be able to turn around safely
2. The access will be a private driveway accessing only one (1) residential structure. The Town should not take any responsibility for maintenance. The deed of record should include language that the Town of Gloucester will not be responsible for maintenance of any nature to this driveway inclusive of snow and ice control and that this language will remain part of the record if title passes in the future. A copy of this modified deed is to be presented to the Building Official and Town Solicitor prior to the issuance of a building permit;
3. A sign should be installed prior to the issuance of a certificate of occupancy at the entrance to this driveway on Hunting House Road indicating the address to the property as assigned by the E-911 coordinator;
4. It should be the applicant/owners sole responsibility to seek and receive all permissions, clearances and/or approvals from owners of the access easement prior to making any alterations to the driveway for access to the property;
5. This driveway shall be referred to as a private driveway and shall never be used

as a future access/roadway/street for any property development other than AP 15 Lot 24.

Based on the above findings, I hereby make a motion to recommend approval of the exception to the ordinance regulating the issuance of building permits for applicant Julian P. Forgue for AP 15, Lot 24 to the Gloucester Town Council.

The motion was seconded by Vice Chairman Calderara. Motion was unanimously approved. Ayes – (Calderara, Clifford, Furney, Pitocco)

(End of motion)

Councilor Reichert stated that Council has also received an opinion from the Fire Chief which he read as follows:

To Whom it may concern;

The property located at Plat 15 lot 24 Huntinghouse Rd has been inspected by the Deputy Chief Dennis Huestis of the Chepachet Fire Department.

Mr. Forge was informed that any road going into his property should be 20'ft wide with a 13'6 height clearance and the roadway should be able to withstand the weight of a fully loaded fire apparatus. There cannot be sharp turns so that a fire cannot make the corners because of its length.

Any road of 150' or more must have an area at the end of the road large enough and having a soil base for a fire truck to be able to turn around safely.

Any further questions you can contact me at the Fire station

Thank You

Dennis A Huestis, Deputy Chief

(end of opinion)

Councilor Reichert stated that Council has received a letter from a resident that was not able to be present which he read as follows:

Gloucester Town Council,

I am Tom Slater. I apologize for not being in attendance, but my son and I have come down with a respiratory virus.

I own property 15/75. I am against the approval of the easement for the ROW.

Over the last few years Mr. Thompson and Mr. Forgue of the noted properties have already purchased, split up and developed this land along Huntinghouse road. The ROW is sure to be the start of a new development once approved. The paperwork notes one home to be built, but there is already a proposed building site on property 349, which needs the approval of the Proposed ROW. The ROW is needed for that build and making the property of 15/24 accessible for building. Properties surrounding 15/24 have all been purchased by these two gentlemen, even into Scituate. The ROW is the beginning of more development. This is the first step in the process because it goes against an ordinance preventing this exact purpose. The land I own is in open space. The towns of Gloucester and Scituate are known for forested lands, open space and conservation efforts. This is why I purchased here a few years ago. This ROW goes against all these practices for the sole purpose to build. We need to keep this area open and free of building. Again, I am against this easement to develop these lands in order to keep it open space.

Respectfully,  
Tom Slater(end of memo)

Councilor Reichert stated that for those wishing to speak, you must step to the microphone when called on and state your name before speaking. Councilor Reichert asked if anyone wished to speak.

D. Marchand, Huntinghouse Road, stated his reasons for asking the Council to not grant the exception. D. Marchand stated that the lot in question is landlocked and that he has safety concerns due to the potential number of vehicles that could be using the easement which will now be servicing four residences. Mr. Marchand stated his opinion that this property is being developed by a developer and stated his concern that the Council may reverse the restrictive covenant currently attached to the property. Mr. Marchand stated that he was told by the town clerk that this was a “done deal”. Councilor Reichert asked the Town Planner if the safety questions had been addressed. K. Scott, Town Planner, gave an explanation as to how these three lots were developed and included a stipulation that was recorded that lot 349 could not be further developed. K. Scott explained that the lot has access frontage through the granted easements so the town cannot deny access. K. Scott explained how the easements came into being by a survey being completed; deeds being drawn up; deeds being signed and then the easement deeds were recorded. K. Scott stated that the right of way uses the driveways of the other lots and that all had signed easements that were recorded. K. Scott stated that the Council cannot reverse the restrictive covenant on record but did explain how that could be done in a lengthy process involving the planning board, zoning board and superior court. D. Marchand stated that his main concern is that more than one residence will be built on this lot. D. Marchand also listed the effects on his property due to logging on the subject lot ; including mud in his well; and, that he was concerned of unknown effects if the exception is granted. Councilor Reichert stated that this is a legal lot of record which can be built if access is available which was made available by the easements granted by the nearby landowners. Councilor Reichert stated that he understood the concerns of D. Marchand but that if the Council were to deny the exception and it went to court on appeal, then the town would lose as it is a legal lot of record. J. Fecteau, Town Clerk, stated that she understands that D. Marchand is upset but that he stated a lie when he stated that the town clerk said this was a done deal before the meeting. J. Fecteau stated that she and the council have never gone into a public hearing where the matter at hand is a “done deal”.

C. Theriault, Huntinghouse Road, stated her agreement with D. Marchand’s statements and stated she is concerned about the buffer distance between the easement and her property.

D. Marchand asked for the date of the easement to be clarified. K. Scott explained that once a subdivision has been approved, that the property owners can make their own arrangements as to access. K. Scott stated that if a property owner wants to grant another property owner access then they can. K. Scott also stated that if someone wants to give an easement to another on record then they can. K. Scott stated that the property owners in this case had the easement surveyed; deeds were drawn up and signed, and recorded. K. Scott stated again that all three owners signed the easements giving access to this lot .

D. Savitt, stated his opinion that there are a lot of lots being developed in town; there are a lot of right of ways; that there are a lot of landlocked lots in town so leadership should consider preserving land.

Councilor Reichert stated that it is difficult to prevent people from building on legal lots of record with legal access. D. Iglizzi, Town Solicitor, stated that this is a pre-existing legal lot of record so they have a right to develop it if they can gain access. D. Iglizzi, stated that the reason for the exception is to gain access by a right of way instead of by direct access by frontage. D. Iglizzi stated that they did not create the landlocked problem so the solution is for them to get access by private agreement which they have done. D. Iglizzi stated that property rights need to be considered and the Council can't take them away. D. Iglizzi stated that this is a limited exception and the Council can add safety concerns or conditions.

K. Johnson stated that the road needs to be constructed to specifications before a certificate of occupancy may be granted as well as fire code strictures. K. Johnson stated that the exception is a formality to exempt the lot in question from the required frontage . Councilor Steere asked if a survey had been done. K. Scott stated that the lots had been surveyed but that no easement survey had been done at the time the subdivision was created. K. Scott stated that at the time the exception application came in that one of the requirements to proceed was for access to be gained to the lot in question. K. Scott stated that the a survey of the right of way was done, that all three landowners signed the easements and that the easement were recorded.

Councilor Reichert stated that if all are done speaking, he DECLARED the Public Hearing CLOSED

Discussion: Councilor Steere stated that the Planning Board gave a positive recommendation and put in conditions. Councilor Steere stated that by law people can't be denied access to their property if they can get it which they have done in this case. Councilor Steere questioned some of the Planning Board words .D. Iglizzi stated that the Council may make conditions in the granting of the exception. D. Iglizzi stated again that this is a request for a limited exception; that the Planner did a great job explaining; that this is a pre existing lot of record that can be built upon if valid access is gained and it has been. D. Iglizzi stated that the Council may add conditions to address the safety concerns. Councilor Steere asked if the matter of safety concerns should be addressed by the Town Safety Commission. J. Fecteau, Town Clerk stated that if a Safety Commission meeting was called for, then this public hearing would have to be tabled till probably January.

Councilor Reichert asked if anyone on the Council had a motion.

MOTION was made by Councilor Arnold to GRANT the Exception to the Ordinance Regulating the Issuance of Building Permits for Applicant: Julian P. Forgue, Owner: Paul & Anayte Vargas, Property Location: Off Huntinghouse Road, a.k.a. AP. 15, Lot 24 with the following stipulations:

1. Prior to a Certificate of Occupancy on any residence on the site, the applicant must obtain written approval from the Chepachet Fire Chief confirming that all conditions for the private

driveway have been met which include:

- a. The roadway to access the property must be 20' wide with a 13' 6" height clearance.
  - b. The roadway must be able to withstand the weight of fully loaded fire apparatus.
  - c. The roadway, which exceeds 150' in length must have an area at the end of the road large enough and have a soil base for a fire truck to be able to turn around safely
2. The access will be a private driveway accessing only one (1) residential structure. The Town should not take any responsibility for maintenance. The deed of record should include language that the Town of Gloucester will not be responsible for maintenance of any nature to this driveway inclusive of snow and ice control and that this language will remain part of the record if title passes in the future. A copy of this modified deed is to be presented to the Building Official and Town Solicitor prior to the issuance of a building permit;
  3. A sign should be installed prior to the issuance of a certificate of occupancy at the entrance to this driveway on Huntinghouse Road indicating the address to the property as assigned by the E-911 coordinator;
  4. It should be the applicant/owners sole responsibility to seek and receive all permissions, clearances and/or approvals from owners of the access easement prior to making any alterations to the driveway for access to the property;
  5. This driveway shall be referred to as a private driveway and shall never be used as a future access/roadway/street for any property development other than AP 15 Lot 24.
  6. The 20 foot width of the easement will start at Huntinghouse Road.

Seconded by Councilor Worthy

Discussion: None

Councilor Reichert the Clerk poll the council:

Councilor Arnold -Aye  
Councilor Worthy -Aye  
Councilor Steere -Aye  
Councilor Reichert -Aye  
Councilor Forgue- Recusal

MOTION PASSED

MOTION was made by Councilor Worthy to move Item F.-Support Letter to this point on the agenda; seconded by Councilor W. Reichert

VOTE: AYES- Arnold, Worthy, Reichert, Steere, Forgue,  
NAYS-0

MOTION PASSED

F. Support Letter

1. Site Readiness Grant – 1-5 Money Hill Road - Discussion and/or Action

Councilor Forgue stated that the Planner has prepared a letter of Council support for a Site Readiness Grant for a proposed project on Money Hill Road.

K. Scott stated that her office has been approached to write letters in support of two different grants regarding the property located at 1-5 Money Hill Road. K. Scott stated that the town has not approved the project yet through Planning but the project is aligned with the approved Chepachet Village Revitalization Plan. K. Scott stated that all necessary approvals would still need to be obtained. K. Scott stated that the plan is to redevelop the old Purple Cat to a mixed use with retail, residential and office space. K. Scott stated that the applicant is asking for letters of support from the Council for two different grant programs.

A. Costantino and M. Adamo , developers of the proposed project, gave an explanation of the plans they have for the 1-5 Money Hill Road property which include a large barn , renovating the duplex, building a new building in place of the old one in back. A. Costantino described the mixed use with retail, residential and office space that would be built. A. Costantino stated that all apartments would be one bedroom. A. Costantino stated that this is an extensive project and they have been before Historic District Commission and received good reviews. A. Costantino stated that the trolley in the Purple Cat and the well he hoped would be preserved. A. Costantino stated that he understands that he needs to get approvals from Planning. Councilor Steere asked if the duplex would be rentals or owner occupied. A. Costantino stated rental. Councilor Steere asked if any units would be affordable housing. A. Costantino stated that would be based on investment. A. Costantino stated the site readiness plans that they would be taking initially. Councilor Steere confirmed with K. Scott that these letters would be stating support only for this project.

2. Property Acquisition and Revitalization Program (RI Housing) 1-5 Money Hill Road - Discussion and/or Action

MOTION was made by Councilor Worthy AUTHORIZING the letter of support to RI Housing, dated Dec 2, 2021, regarding the project at 1-5 Money Hill Road; seconded by Councilor Arnold

Discussion: None

VOTE: AYES- Arnold, Worthy, Steere, Reichert and Forgue  
NAYS-0

MOTION PASSED

**RETURN TO REGULAR AGENDA**

VII. Consent Items - Discussion and/or Action

- A. Approval of Town Council Minutes: Regular meeting of November 18, 2021
- B. Pole Grant- Putnam Pike/ Hwy 44: Install pole P58-84

MOTION was made by Councilor Worthy to TABLE the approval of the Town Council minutes of November 18<sup>th</sup>; and APPROVE the Pole Grant for Putnam Pike, installation of pole P58-84; seconded by Councilor Reichert

Discussion: None

VOTE: AYES- Arnold, Worthy, Steere, Reichert and Forgue  
NAYS-0

MOTION PASSED

VIII. Unfinished Business

- a. Recreation Department- Discussion and/or Action
  - 1. Plan for amendment and/or clarification to charge of Recreation Commission and Recreation Director's role with the Recreation Commission

Discussion: Councilor Worthy stated that he has read through the materials and feels there is a clear separation between the Commission and the Director roles. R. Shields, Recreation Director, stated that he gave information to the HR Acting Director but the language was all the acting HR Director's. Councilor Arnold asked R. Shields opinion as to the ex officio members. R. Shields stated he would leave the makeup of the board to the acting HR Director. R. Shields stated that he has not seen the recommendations from the acting HR Director. J. Fecteau, Town Clerk, stated that perhaps she, D. Zimmerman, Acting HR Director, and R. Shields could sit down and have a discussion and then report back to Council at their next meeting.

MOTION was made by Councilor Worthy to TABLE the Plan for amendment and/or clarification to charge of Recreation Commission and Recreation Director's role with the Recreation Commission to December 16, 2021; seconded by Councilor Steere

Discussion: None

Councilor Forgue asked the Clerk to poll the council:

Councilor Arnold -Aye  
Councilor Worthy -Aye  
Councilor Steere -Aye  
Councilor Reichert -Aye  
Councilor Forgue- Aye

MOTION PASSED

- B. Boards and Commissions
  - 1. Appointments- Discussion and/or Action
    - a. Recreation Commission

- 1. Position # 1- one unexpired term

Councilor Forgue stated that there is no recommendation at this time and that unless a Councilor has a recommendation, Council can table.

MOTION was made by Councilor Worthy to TABLE the appointment to the Recreation Commission, Position #1; seconded by Councilor Reichert

Discussion: None

VOTE: AYES- Arnold, Worthy, Steere, Reichert and Forgue  
NAYS-0

MOTION PASSED

- 2. Position # 5- one unexpired term

Councilor Forgue stated that there is no recommendation at this time and that unless a Councilor has a recommendation, Council can table.

MOTION was made by Councilor Worthy to TABLE the appointment to the Recreation Commission, Position #5; seconded by Councilor Reichert

Discussion: None

VOTE: AYES- Arnold, Worthy, Steere, Reichert and Forgue  
NAYS-0

MOTION PASSED

- b. Economic Development Commission
    - 1. Ad Hoc Non Voting member- term to expire 12/31/2022

Councilor Forgue stated that there is no recommendation at this time and that unless a Councilor has a recommendation, Council can table.

MOTION was made by Councilor Worthy to TABLE the appointment to the Economic Development Commission, Ad Hoc Non Voting Member position; seconded by Councilor Reichert

Discussion: None

VOTE: AYES- Arnold, Worthy, Steere, Reichert and Forgue  
NAYS-0

MOTION PASSED

- 2. Position #3 - Two year term to expire 12/31/2022

Councilor Forgue stated that there is no recommendation at this time and that unless a Councilor has

a recommendation Council can table.

MOTION was made by Councilor Worthy to TABLE the appointment to the Economic Development Commission, Position #3, for a term to expire 12/31/2022; seconded by Councilor Reichert

Discussion: none

VOTE: AYES- Arnold, Worthy, Steere, Reichert and Forgue  
NAYS-0

MOTION PASSED

- c. Historic District Commission
  - 1. Alternate - term to expire 11/2022

Councilor Forgue stated that the Chair has recommended LeeAnn Lyons to fill the Alternate position.

MOTION was made by Councilor Arnold to APPOINT LeeAnn Lyons to the Alternate position on the Historic District Commission for a term to expire 11/2022; seconded by Councilor Steere

Discussion: None

VOTE: AYES- Arnold, Worthy, Steere, Reichert and Forgue  
NAYS-0

MOTION PASSED

- d. Conservation Commission
  - 1. Alternate- One year term to expire 2/01/2022

Councilor Forgue stated that there is no recommendation at this time and that unless a Councilor has a recommendation Council can table.

MOTION was made by Councilor Reichert to TABLE the appointment to the Conservation Commission, Alternate position, for a term to expire 2/01/2022; seconded by Councilor Arnold

- C. Sound/Noise Ordinance - Discussion regarding possible amendments to Code-  
Discussion and/or Action

Councilor Worthy stated that he is still working on this item about a reasonable solution using special licenses and decibel readings. Councilor Worthy stated that he, J. Fecteau and Chief Delprete were working together as to the special licenses and he would like to push this off till February 17, 2022 to have more time to refine. J. Fecteau stated that she has something prepared but needs Councilor Worthy's expertise as to the decibel readings.

MOTION was made by Councilor Worthy to table the Sound/Noise Ordinance - Discussion regarding possible amendments to Code until February 17, 2022; seconded by Councilor Reichert

Discussion: None

VOTE: AYES- Arnold, Worthy, Steere, Reichert and Forgue  
NAYS-0

MOTION PASSED

IX. New Business

A. Personnel - Discussion and/or Action

1. Resignation

a. Police Department - Full time Dispatcher

Councilor Forgue stated that Council has received the resignation of Tracey Cook as of Dec. 10, 2021.

MOTION was made by Councilor Reichert to ACCEPT the resignation of Tracey Cook from the position of full time Dispatcher, effective December 10, 2021; seconded by Councilor Steere

Discussion: None

VOTE: AYES- Arnold, Worthy, Steere, Reichert and Forgue  
NAYS-0

MOTION PASSED

2. Appointment

a. Police Department - Full time Dispatcher

Councilor Forgue stated that the Chief has forwarded a recommendation to Council which Councilor Arnold read as follows:

TO: Honorable Town Council Members  
From: Chief Joseph DelPrete  
Date: November 29, 2021  
Subject: Police Department Full Time Dispatcher Appointment

Dear Council Members,

I would respectfully request to make the following employment appointment to the Gloucester Police Department.

Appoint Jeffrey Medeiros of North Providence to a permanent full time dispatcher position within the Gloucester Police Department. Mr. Medeiros will begin training the week of Sunday November 28, 2021.

Mr. Medeiros will be afforded the first step salary and fringe benefits under the Laborers International Union Local 1322 full-time dispatchers' collective bargaining agreement. As a condition of his continued employment he must complete a criminal history and police background investigation. Once he successfully completes training and he starts on his own schedule he will be placed on probationary status for six months according to the CBA.

A total of (8) eight applicants were interviewed for both full and part-time dispatcher positions. Mr. Medeiros is a firefighter and EMT with the Harmony Fire Department and has knowledge of

first responder operations in the Town of Gloucester.

This full time dispatcher appointment will fill the vacancy and resignation of Tracy Cook on December 10, 2021.

Respectfully Submitted,  
Joseph DelPrete  
Chief of Police  
(end of memo)

MOTION was made by Councilor Reichert to APPOINT Jeffrey Medeiros to a permanent full time dispatcher position within the Gloucester Police Department, training to begin the week of Sunday November 28, 2021. Appointee will be afforded the first step salary and fringe benefits under the Laborers International Union Local 1322 full-time dispatchers' collective bargaining agreement and shall complete a criminal history and police background investigation. At the completion of training appointee will be placed on probationary status for six months according to the CBA: seconded by Councilor Steere

Discussion: None

VOTE: AYES- Arnold, Worthy, Steere, Reichert and Forgue  
NAYS-0

MOTION PASSED

B. Authorization for Signature:

1. Approval and/or Authorization to Sign: Discussion and/or Action  
Certified Local Government Annual Report Form - Rhode Island Historical Preservation & Heritage Commission

Councilor Forgue stated that Council has received the required Historical District Commission reporting from October 2020 to September 2021 to be filed with the Council's approval with the RI Historical Preservation & Heritage Commission. Councilor Forgue stated that the report outlines the meeting schedule of the board and certifies the following:

1. All Historic District Commission meetings have been announced and meet the requirements of the Open Meetings Law, Title 42, Chapter 46, of the General Laws of the State of Rhode Island.
2. Historic District Commission Members are in compliance with the Conflict of Interest Law, Title 36, Chapter 14, of the General Laws of the State of Rhode Island.
3. The Historic District Commission meets the requirements for certification in accordance with the CLG Memorandum of Agreement between the Town and the Rhode Island Historical Preservation & Heritage Commission.

MOTION was made by Councilor Worthy to AUTHORIZE the Town Council President to sign the 2020/2021 Certified Local Government Annual Report Form to be forwarded to the RI Historical Preservation & Heritage Commission on behalf of the Historic District Commission; seconded by Councilor Reichert

Discussion: None

VOTE: AYES- Arnold, Worthy, Steere, Reichert and Forgue  
NAYS-0

MOTION PASSED

C. Gloucester Code of Ordinance

1. Request from Planner to Amend Chapter #300, Subdivision Regulations - Discussion and/or Action

Councilor Forgue stated that Council has received the following memo from the Planner which Councilor Arnold read as follows:

To: Town Council Members  
From: Karen Scott, Town Planner  
Date: November 22, 2021  
RE: Subdivision of Land

Chapter 106, Planning Board, Sections 106-8, 106-9 and 106-10 of the Gloucester Code of Ordinances gives the Planning Board the authority to adopt, amend and administer regulations governing land development and subdivision projects within the Town of Gloucester. This authority is consistent with RIGL 45-23-51 which provides that municipalities shall adopt ordinances that authorize the municipal planning board to adopt, modify and amend regulations governing land development and subdivision projects. Subdivision Regulations are not generally codified in the Town Code of Ordinances once the authority has been given to the Planning Board; therefore we are recommending the repeal of Chapter 300 Subdivision of Land from the Code of Ordinances. (End of memo)

Councilor Forgue stated that if Council agrees to the consideration of the Town Planner's request, then a first reading can be scheduled or Council can first ask the Planning Board for input on the proposal as it is directly related to the Planning Board.

Discussion: K. Scott gave an explanation as to how and why she was requesting this change. Councilor Steere asked how the change would effect the Council. K. Scott stated that administrative subdivisions go before planning and not the Council. J. Fecteau stated that it has been a problem trying to satisfy both sets of requirements when amending that chapter. The Solicitor agreed with the Clerk that the request should come from the Planning Board. K. Scott stated that the section is not actually being repealed but rather being given to Planning as per RI General Laws. After discussion it was agreed to send to Planning Board for a request and to set a first reading.

MOTION was made by Councilor Arnold to SET a First Reading for the proposed Ordinance Amendment, Gloucester Code of Ordinance, Repeal of Chapter 300 - Subdivision Regulations, for December 16, 2021; seconded by Councilor Worthy

Discussion: None

VOTE: AYES- Arnold, Worthy, Steere, Reichert and Forgue  
NAYS-0

MOTION PASSED

D. Site Readiness Grant (Commerce RI) - Discussion and/or Action

1. Approval to reconsider funding request previously approved Nov. 4, 2021

Councilor Forgue stated that Council previously approved the submittal of a request through the Site Readiness Grant (Commerce RI) for “\$125,000 for potential engineering related to drinking water wells and wastewater systems in Chepachet Village”

Councilor Forgue stated that the Planner has a request to propose a change to that application which Councilor Steere read as follows:

To: Town Council Members  
From: Karen Scott, Town Planner  
Date: October 28, 2021  
Re: Rhode Island Commerce – Site Readiness Program

In October, I was before the Town Council seeking approval to apply for a site readiness grant for \$125,000 for engineering related to drinking water wells and wastewater systems. Later in that meeting, Town Council members raised the question of extending a public water supply in Chepachet Village and requested that I investigate this as a potential project.

I’ve spent a significant amount of time over the past two weeks looking at the possibility of public water in Chepachet. I have found that the Pascoag Utility District is a willing partner and there are potential new water sources available to supply the water.

Solving the water and septic issues in Chepachet is vital to growing or even maintaining a viable business district. It’s a real issue for existing businesses and a barrier for new businesses that want to move in.

I am requesting approval to shift the focus of the Commerce RI grant request to take a look at the feasibility of public water in Chepachet Village. Through this process we could look at several options including – partnering with Pascoag Utility District, establishing our own district similar to the Echo Lake Water district or looking to establish smaller public wells available to multiple businesses and figure out which option would be the most fiscally responsible in the near and long term that solves the issue of clean water in the village

(end of memo)

Discussion: None

MOTION was made by Councilor Reichert to AMEND the AUTHORIZATION made on November 4, 2021 (authorizing a grant application for related engineering regarding drinking water wells and wastewater systems in Chepachet Village) to allow the Town Planner to apply for a Rhode Island Commerce, Site Readiness grant for \$125,000 for potential engineering related to seeking a public drinking water source, either through partnering with an existing water district; establishing a water district; or establishing public wells in Chepachet Village; seconded by Councilor Worthy

Discussion: None

VOTE: AYES- Arnold, Worthy, Steere, Reichert and Forgue  
NAYS-0

MOTION PASSED

- E. Approval to request Grant Funds - Discussion and/or Action
  - 1. Certified Local Government Grant (RIHPHC)

Councilor Forgue 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: November 22, 2021  
Re: Rhode Island Historical Preservation and Heritage Commission – Certified Local Government Grant

In 2019, the Town was awarded a Certified Local Government Grant to support the preparation of architectural and engineering plans for the successful applications for the Town’s Chepachet Village Historic Revitalization Subgrant program. The Town contracted with a firm specializing in historic preservation architecture to prepare the architectural plans for the successful subgrant applicants.

In December 2020, the Town completed the Chepachet Village Revitalization Plan.

This planning process built on all previous planning efforts and developed a targeted revitalization plan for the Village to create a five-year implementation and investment plan. This plan outlined priority parcels, both historic and non-historic sites within the Village, that offer significant transformational redevelopment opportunities. Similar to our previous project, I requesting approval to seek a \$10,000 Certified Local Government grant to contract with a firm specializing in historic preservation architecture to work with interested property owners of the priority parcels to development architectural plans and bid specifications for improvement and restoration projects. This will assist property owners in moving through the regulatory process with a clear picture of costs and will assist the Town in having ready-to-implement projects should available grant or other funding opportunities arise.

(End of memo)

Discussion: None

MOTION was made by Councilor Reichert to AUTHORIZE the Town Planner to seek a \$10,000 Certified Local Government grant to contract with a firm specializing in historic preservation architecture to work with interested property owners of the priority parcels to develop architectural plans and bid specifications for improvement and restoration projects in accordance with the Chepachet Village Revitalization Plan; seconded by Councilor Arnold

Discussion: None

VOTE: AYES- Arnold, Worthy, Steere, Reichert and Forgue  
NAYS-0

MOTION PASSED

2. Infrastructure Bank – Municipal Resilience Program

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

To: Town Council Members  
From: Karen Scott, Town Planner  
Date: November 22, 2021  
Re: Rhode Island Infrastructure Bank – Municipal Resilience Program

In December 2020, the Town completed the Chepachet Village Revitalization Plan.

This planning process built on all previous planning efforts and developed a targeted revitalization plan for the Village to create a five-year implementation and investment plan.

One of major obstacles identified to business expansion and development in general in the Plan is the lack of public water and sewer infrastructure. Engineering and installing individual private wells and wastewater treatment systems on an individual parcel basis is often cost prohibitive for small business expansion or for new businesses to locate in the Village. Reuse of underutilized spaces, such as second floors, can also be hindered by water and septic requirements, including for housing. The recommendations in the Plan include exploring opportunities for package and shared wastewater systems as well as shared public wells and to educate property owners of different possibilities available and opportunities to join with neighboring property owners who are also looking to upgrade existing water wells and wastewater systems.

The Rhode Island Infrastructure Bank has recently introduced the Municipal Resilience Program. The program helps communities to identify and fund projects that will improve resilience to natural and climate hazards.

I am seeking approval to apply for a municipal resilience grant to be used for a program to upgrade septic systems on private property, as leaching septic systems are causing a water quality issue with both drinking water wells and the Chepachet River. I will continue to work with the Economic Development Commission to identify properties with these types of infrastructure challenges and work with interested property owners to look for and engineer package or shared systems that would enable existing business retention and expansion and new business development.

(End of memo)

Discussion: None

MOTION was made by Councilor Worthy to AUTHORIZE the Town Planner to apply to the Rhode Island Infrastructure Bank for a Municipal Resilience Grant in an undetermined amount to be used for a program to upgrade septic systems on private property in the Chepachet Village in conjunction with the Chepachet Village Revitalization Plan; seconded by Councilor Steere

Discussion: None

VOTE: AYES- Arnold, Worthy, Steere, Reichert and Forgue  
NAYS-0

MOTION PASSED

G. Discussion and/or Action: Regarding potential incentive stipends for state union employees Councilor Forgue stated that this item was discussed in Open Forum last meeting when brought up by a resident and Council was to decide if they wanted to express support for or against.

Discussion: Councilor Steere stated that this was probably a done deal and, regardless, he does not agree with the stipend but he does not feel this is a Council issue. Councilor Forgue stated he was not sure Council should get involved. Councilor Arnold stated that he disagrees with the stipend.

MOTION was made by Councilor Worthy to REMOVE from the TABLE Item. G.; seconded by Councilor Reichert

Discussion: None

VOTE: AYES- Arnold, Worthy, Steere, Reichert and Forgue  
NAYS-0

MOTION PASSED

H. Boards & Commissions

1. Resignation

a. Planning Board - One 5-year term to expire 3/2022 - Discussion and/or Action

Councilor Forgue stated that Council has received the resignation of Joseph Desrosiers from the Planning Board.

MOTION was made by Councilor Steere to ACCEPT, with thanks, the resignation of Joseph Desrosiers from the Planning Board for the term to expire 3/2022; seconded by Councilor Worthy

Discussion: None

VOTE: AYES- Arnold, Worthy, Steere, Reichert and Forgue  
NAYS-0

MOTION PASSED

2. Appointment

a. Planning Board - One 5-year term to expire 3/2022 - Discussion and/or Action

Councilor Forgue stated that there is no recommendation at this time and that unless a Councilor has a recommendation, Council can table.

MOTION was made by Councilor Worthy to TABLE the appointment to the Planning Board,

position #5; seconded by Councilor Reichert

Discussion: None

VOTE: AYES- Arnold, Worthy, Steere, Reichert and Forgue  
NAYS-0

MOTION PASSED

I. Approval of Memo: Low and Moderate Income Housing Study Commission from Town Planner - Discussion and/or Action

K. Scott stated that she wanted the Council to know that her testimony before the State House was well received.

X. Town Council Correspondence/ Discussion

1. Councilor Forgue stated that Council has a resolution from North Smithfield School Committee. Councilor Forgue stated the resolution was sent to state legislators regarding a change to RIGL 16-7-40 subsection sections c & d. Councilor Forgue stated the change would align the expiration of six temporary housing aid bonuses.

XI. Department Head Reports/Discussion

1. J. Luszcz, Human Services Director, stated that Thanksgiving meals went very well. J. Luszcz stated that, for the holiday, the police department will help with Christmas donations by sponsoring a “fill a cruiser” event with food donations. J. Luszcz stated that gift card donations will be used to sponsor a family in need and that donations of money will be accepted.

2. J. Fecteau stated that the Council should begin thinking about a workshop with the Budget Board for potentially the second week of January. J. Fecteau stated that the Council should start thinking about what they would like to see reflected in the budget.

XII. Bds. and Commissions Reports/ Discussion

Councilor Steere asked R. Shields about the attendance at the tree lighting this evening. R. Shields stated that the event went well and there was a good crowd. Councilor Worthy asked R. Shields about the ice skating rink. R. Shields stated that details are being worked out and that he will bring it before Council. Councilor Forgue thanked R. Shields for his good work.

XIII. Open Forum

Councilor Steere asked G. Mosca, EMA Director, if there would be any more vaccination clinics. G. Mosca stated that there is the possibility of more booster clinics but that it is up to the state. G. Mosca stated there is one more scheduled clinic on Dec 11, 2021 for the 5-11 year olds.

XIV. Executive Session Pursuant to: R.I.G.L. 42-46-5(a)(5) Land Acquisition

- Discussion, vote or other action by Town Council pertaining to land acquisition for municipal purposes;

J. Fecteau and D. Iglizzi requested that this item be tabled as more time is needed to prepare .

MOTION was made by Councilor W. Reichert to TABLE item XIV.; seconded by Councilor S. Arnold

VOTE:           AYES- Arnold, Worthy, Reichert, Steere, Forgue,  
                  NAYS-0

MOTION PASSED

XVI. MOTION was made by Councilor Reichert to Adjourn at 10 :43 p.m.; seconded by Councilor Arnold

Discussion: None

VOTE:           AYES- Arnold, Worthy, Steere, Reichert and Forgue  
                  NAYS-0

MOTION PASSED