

At a meeting of the Town Council holden in and for the Town of Gloucester on December 7, 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 Trembl, Director Public Works; Karen Scott, Town Planner; Gerry Mosca, EMA Director; Robert Shields, Recreation Director; Melissa Bouvier, Senior Center 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. Presentation:

A. Police Station -

1. Renovation/Replacement Analysis by Architect

Chief Delprete introduced M. Saccoccio of Saccoccio Associates who he has been working with for the last couple of years. M. Saccoccio stated that he was here to present a review of plans and budget for both a new building as well as renovating and adding onto the existing building.

M. Saccoccio stated that the existing building is 4800 square feet. M. Saccoccio stated the proposed addition to the existing building is 9200 square feet. M. Saccoccio stated that the proposed garage would be 2200 square feet.

M. Saccoccio stated that the existing station is very congested, tight and does not meet a lot of current day standards. M. Saccoccio stated that the goal was to get the best utilization out of the existing facility and to add on the new areas to serve a modern day police force.

M. Saccoccio described in detail some of the features that would be added on to the existing building . M. Saccoccio stated that some of the features would include a soft interview room, male and female locker rooms , expanded dispatch, a records storage room, more interview rooms, proper evidence storage to name a few.

M. Saccoccio stated that the new plans meet the accreditation requirements and all current standards. M. Saccoccio stated that the cost of the proposals are for a new constructed building or a

renovation/addition to the existing building.

M. Saccoccio stated that the new building would be 14,000 square feet with a 2200 square foot garage at a cost of \$650.00 per square foot. M. Saccoccio stated that this would total about 9 million for the new building and \$600,000 for the garage with 1.2 million in site costs. M. Saccoccio stated that environmental costs would be additional if a new site were chosen. M. Saccoccio stated the total cost for the new building would be 14.4 million and included a 5% escalation cost.

M. Saccoccio stated that a to build a 9200 square foot building plus renovations to the 4800 square foot building would be 9.3 million. M. Saccoccio stated that the other costs would be the same so the total would amount to about 12 million with a 2 million delta.

M. Saccoccio stated it is difficult in these times to put a fixed number on building.

M. Saccoccio stated he had copies of the presentation for the Council.

2. Future Actions - Discussion and/or Action

Discussion: Councilor S. Arnold asked M. Saccoccio the disadvantages to adding onto the existing building and if it meant anything was being lost by not building new. M. Saccoccio stated that nothing is being compromised by adding on instead of building. M. Saccoccio stated that the biggest disadvantage is that the site is tight and that if the renovations and addition were done then no further development would be able to be done later. Councilor S. Arnold asked the projected use of life for the renovation project. M. Saccoccio stated that the practice is to project at least 25 years.

Chief Delprete stated that the current station was built 32 years ago and the town and its needs were different and the plan is to try and project long term in the proposal.

Councilor W. Worthy asked M. Saccoccio if he had drawings for a new building if there was a different site. M. Saccoccio stated that would have to be done.

Chief Delprete asked M. Saccoccio if the new design could be reduced and still address all needs. M. Saccoccio stated that there is not a lot of wasted space or efficiency in the design and he would not recommend a smaller building.

Chief Delprete stated that the department has 25 employees and stated some of the issues with the current building. Chief Delprete stated that some of these issues in the current building as having only one bathroom for all employees , male and female; not secure lockers; no records room ; and the mechanicals and dispatch in same tight space. Chief Delprete stated that the current force has outgrown the existing building.

Councilor S. Arnold stated his surprise that the delta was 2 million and asked if that was due to the rehabilitation of the existing space. M. Saccoccio stated that the majority of the work is for the new building at the existing site. M. Saccoccio stated that site costs would change the delta if there was a new site.

Councilor C. Greathouse stated that a new police station on a new piece of land would also involve

a lot of excavation to get it prepared.

Councilor W. Steere asked the stability of these numbers in the current environment. M. Saccoccio stated that it is difficult to come up with numbers in this economy but that the cost estimators also came up with the same numbers.

Chief Delprete asked if the department would be displaced during construction. M. Saccoccio stated that the department would not be displaced. Chief Delprete stated again how tight everything was at the current station and how the new design will include items such as rooms to process individuals, code specific cell blocks, a juvenile room .

Councilor S. Arnold stated he is focused on the value for the money and asked how often M. Saccoccio does a rehabilitations versus a new site for a municipality. M. Saccoccio stated that he has done rehabilitations and new plans for many municipalities. M. Saccoccio stated that the delta would only go up .Councilor S. Arnold asked if M. Saccoccio could give numbers of other projects that also did revision and new. M. Saccoccio stated that it would be very difficult to provide those numbers as they are specific to the site, the buildings and the efficiencies. M. Saccoccio stated he is not uncomfortable with the renovation as it will be fine functionally.

D.Igliozi, Town Solicitor, asked if M. Saccoccio had completed all due diligence as to the site work at the current police station. M. Saccoccio stated that all site work was completed and it was a sound site.

D.Igliozi asked how close M. Saccoccio was to bid ready documents. M. Saccocco stated that he was not ready as the plans were conceptual. D.Igliozi asked how long it would take to have bid ready documents. M. Saccoccio stated that it typically takes a year.

D. Igliozi asked M. Saccoccio if he had enough information to make presentations to the public if Council were to consider placing this item on a referendum. M. Saccoccio stated that he did but that he would most likely have to do some additional renderings .

Chief Delprete stated that if nothing is done then he will need to make requests for a lot of upgrades that he has not done in the past years as he has been waiting on this decision.

Councilor W. Steere asked if the proposed design would work at a new site. M. Saccoccio stated that it would depend on the site to be able to answer but that all the same pieces would be included but perhaps arranged differently.

Councilor W. Steere stated that there is a timeline to consider for the 1.5 million grant the town received for the police project. Councilor W. Steere stated that we need to do something and it will cost more money the longer we wait. Councilor W. Steere asked the time it would take to get a conceptual for another site. M. Saccoccio stated that it all depends upon the site.

Chief Delprete stated that his department is handling many more calls and arrests. Chief Delprete stated that the complexity has grown and the need for more officers may arise.

Councilor W. Steere stated that there is a need for public safety and a desire to do what's right without placing a big burden on the town. Councilor W. Steere stated that the town needs a facility that will support its needs for the next 20 plus years.

Councilor C. Greathouse stated that there is a consideration of using the new town owned property but that many people have spoken about not tearing the house down.

D.Igliozi asked the amount of money that would need to be budgeted for a conceptual design on a new site. M. Saccoccio stated it would be difficult to say but that test fits are about \$30,000 depending on how much site investigation is involved. M. Saccoccio stated that about \$15,000-\$20,000 is for the design.

Councilor S. Arnold stated his opinion that it is in the town's best interest to vet a site in order to determine the best value. Councilor S. Arnold asked M. Saccoccio if he would vet a new site if Council were to provide it. M. Saccoccio stated he would.

Councilor W. Steere stated that there is no money in the budget for site work and asked the source of that money if Council were to decide to have a new site vetted. Councilor S. Arnold suggested this be an agenda item at the next town council meeting. Councilor J. Burlingame asked if there were ARPA funds available. M. Capuano, Finance Director, stated that the audit is being completed and that he would have a better idea once that is done. M. Capuano stated that there may be funds available but he needs to check. M. Capuano stated that he is researching all ARPA funds to determine their status.

Councilor W. Worthy asked if M. Saccoccio could give an estimate if Council were to give him a new location. M. Saccoccio stated he could.

No Action taken by Council

VI. Public Hearings- Discussion and/or Action

A. Code of Ordinance - Land Use

1. 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

Councilor W. Worthy stated that this public hearing was advertised in the Valley Breeze on November 16th, 22nd, and 30th, 2023.

Councilor W. Worthy DECLARED the Public Hearing OPEN

Councilor W. Worthy stated that anyone wishing to speak regarding the proposed amendments can step to the microphone when called on and state your name.

Discussion:

Councilor W. Worthy stated that we have the advisory opinion of the Planning Board on the proposed amendments which he read as follows:

To: Town Council Members
From: Karen Scott, Town Planner
Date: December 5, 2023
RE: Advisory Opinion, Land Use Code and Zoning Ordinance Revisions

At their December 5, 2023 meeting, the Planning Board voted to send the attached Advisory Opinion to the Town Council for consideration :

**Land Use Code and Zoning Ordinance Revisions
Advisory Opinion of the Planning Board
December 5, 2023**

At their December 5, 2023 meeting, the following motion was made by Planning Board member Mike Fournier:

After careful consideration and discussion, the Gloucester Planning Board hereby recommends that the Town Council enact revisions to the Gloucester Code of Ordinances and Zoning Ordinance as detailed in the attached draft revisions dated November 2, 2023:

1. Chapter 286 – Affordable Housing
2. Chapter 350 -Article I – Administration and Procedures
3. Chapter 350 – Article II – Zoning Use Regulations
4. Chapter 350 – Article VII – Special Regulations
5. Chapter 350 – Article XI – Comprehensive Permit for Low and Moderate Income Housing
6. Chapter 350 – Article XII - Conservation Developments
7. Chapter 350 – Article XIII – Village Overlay Districts
8. Chapter 350 Zoning , Attachment 1 , Table of Use Regulations

Said revisions make changes to permitted uses, uses permitted by special use permit, prohibited uses, incentives and procedures for the development of affordable housing.

The Board recommendation in this regard is based upon the following Findings of Fact Relating to Consistency with the Gloucester Comprehensive Community Plan and Purposes of Zoning per RIGL Title 45 Chapter 24, ‘the Zoning Enabling Act of 1991’ as noted below.

Findings of Fact

Consistency with the Comprehensive Community Plan

1. The proposed amendments are consistent with the goal of the Land Use Element: Preserve the rural character of Gloucester for future generations while enhancing services and facilities, housing, open space and recreation, natural and cultural resources, circulation and economic development.
2. The proposed amendments are consistent with the policies of the Land Use Element:
 - a. Protect, enhance and maintain the unique natural and historical features of Gloucester while allowing for appropriate development to occur.
 - b. Encourage responsible land use decisions by public officials and public bodies.
3. The proposed amendments are consistent with the goal of the Economic Development Element: Encourage economic development that aligns with the Town's rural character and also expands and diversifies the Town's tax base.
4. The proposed amendments are consistent with policy 5 of the Economic Development Element:
 - a. Prevent the negative effects of economic growth, including environmental degradation and dramatic changes to community character, from occurring in the Town.

Consistency with the Purposes of Zoning

The Planning Board finds that the proposed zoning amendments are consistent with the following general purposes of zoning ordinances per RIGL § 45-24-30:

1. Promoting the public health, safety and general welfare.
2. Providing for a range of uses and intensities of use appropriate to the character of the city or town and reflecting current and expected future needs.
3. Providing for orderly growth and development which recognizes:
 - (i) The goals and patterns of land use contained in the comprehensive plan of the city or town adopted pursuant to chapter 22.2 of this title;

In making this recommendation, the Board has considered the following:

1. Discussions held at the October 7, 2023 workshop meeting, the November 21, 2023 special meeting, and the December 5, 2023 regular meeting; and
2. Legislation that was passed by the General Assembly, which requires multiple changes to the Zoning Ordinance and Subdivision Regulations.

Based on the above findings, I hereby make a motion to recommend approval of the draft land use code and zoning ordinance revisions, dated November 2, 2023 to the Gloucester Town Council.

The motion was seconded by Planning Board member Lynn Furney. Approved 5-0. Ayes – Bart, Fournier, Furney, Pitocco, Calderara. Abstain - DeGrange

(End of memo)

Discussion:

1. K. Lavoie, resident, stated that there are many changes to state law are going into effect and that many uses the town currently allows will no longer be allowed under the new laws. K. Lavoie asked about the space of time between when the uses are not allowed to when they will be allowed again. Councilor W. Steere stated his opinion that the time would not be long

as the town is under a state mandate. Councilor S. Arnold stated that there will be a period of no man's land where former allowed uses will not be allowed. Councilor J. Burlingame stated that if the town left as is then many uses would be automatically allowed.

2. K. Scott, Town Planner, stated that when these laws were passed that the legislators did not provide adequate time for municipalities to address. K. Scott stated that Gloucester is one of many municipalities trying to put a stop gap in place to make sure that when these changes go into effect on January 1st, that there is not some major change that was not anticipated. K. Scott stated that the town has a contract with Weston Samson using a grant from RI Housing to address the issues.

K. Scott stated that this proposal will address two issues. K. Scott stated that the first issue is if town has inclusionary zoning then that means a development that includes affordable housing will have to have a density bonus of two market rate units for every affordable housing unit. K. Scott stated that this requirement of a density bonus could effect the town in a variety of ways that we are not sure about. K. Scott stated that this matter needs to be looked at more closely to make sure there are not any effects that aren't appropriate. K. Scott stated that the proposal is to remove affordable housing in its entirety until the issues can be researched.

K. Scott stated that the second issue is regarding special use permits. K. Scott stated that the new state law that passed says that if there are not specific measurable conditions for a special use permit in the ordinance then if someone comes in for a special use permit it is a yes. K. Scott stated that she has reviewed the Ordinance and every special use permit that did not have specific criteria was changed to a no. K. Scott stated that the cannabis ordinance remained as a special use permit because it met the standard of law as to specific criteria.

K. Scott that the uses being made no will be looked at with the consultant's help to determine if it should be permitted as a use and if so what conditions should be attached. K. Scott stated the goal was to make the permitted uses with specific criteria apply town wide and not zone specific.

K. Scott stated that she anticipates three waves of amendments. K. Scott stated that this proposal is the first wave; that the second wave will be for policy decisions; and, that the third wave would be related to state mandates that the town has to do.

K. Scott stated that there is a tight framework and anticipates returning to Council in about 3-4 months. K. Scott explained that there is a process to follow which includes the Planning Board and that takes time.

K. Scott stated that there were some editorial changes made to the table of use. K. Scott stated that many uses interpreted as being not allowed that were shown as a dash on the table

of uses. K. Scott stated that the intent was for the uses to be a no so the dash was replaced with a no.

K. Scott stated that the anticipated moratorium would be about 3-4 months . K. Scott stated that many municipalities are following a similar proposal .

3. A. Constantino, Smithfield resident, stated that he is in the middle of a development in the Village Overlay district and has permitted uses which he relied upon when purchasing the property. A. Constantino stated his concern that the uses will now become a no and asked if he had standing under the old ordinance.

K. Scott stated that the Village District is not going to change except to take out certain items that require a special use permit. K. Scott stated that none of the uses being removed apply to A. Constantino’s property. K. Scott stated that A. Constantino is vested and his plans won’t change.

Councilor W. Worthy DECLARED the PUBLIC Hearing CLOSED

Councilor W. Worthy stated that we now need a motion to move forward:

MOTION was made by Councilor S. Arnold to AMEND the Gloucester Code of Ordinance, Chapter 286 – Affordable Housing; Chapter 350 – Zoning Ordinance, Article I – Administration and Procedures; Article II – Zoning District Use Regulations; Article VII – Special Regulations; Article XI – Comprehensive Permit for Low and Moderate Income Housing; Article XII – Conservation Developments; Article XIII – Village Overlay District; Attachment 1, Table of Use Regulations **as proposed**; effective upon passage; seconded by Councilor C. Greathouse

Discussion: None

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

MOTION PASSED

VII. Consent Items - Discussion and/or Action

- A. Approval of Town Council Minutes: Regular meeting of November 16, 2023
- B. Pole Grant- Jackson Schoolhouse Road- install pole 9-84 to replace tree guy wire

MOTION was made by Councilor C. Greathouse to TABLE the approval of the Town Council minutes of November 16, 2023; and to APPROVE the Pole Grant for Jackson Schoolhouse Road, Pole 9-84 to replace tree guy wire; seconded by Councilor J. Burlingame

Discussion: None

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

MOTION PASSED

VIII. 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.

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 J. Burlingame

Discussion: None

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

MOTION PASSED

IX. New Business

A. Authorization and Signature:

1. Police Department - Flock Safety Contract renewal - Discussion and/or Action

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

TO: Honorable Town Council
From: Chief Joseph DelPrete
Date: November 28, 2023

Subject: Flock LPR Contract

On January 31, 2022 the Town Council authorized the use and installation of Flock LPR License Plate Readers in Gloucester. At that time, this was an unbudgeted expense at \$5500 for installation

and service in year 2022 and \$5000 for service in year 2023. The Police Department State Asset Forfeiture paid \$10,500.00 for both years.

Flock is requesting a five-year commitment through contract at \$5,000 per year for a total of \$25,000 with no price increases.

This LPR has been invaluable during investigations and assisting Gloucester Police Department members in narcotics activity, hit and run accidents, stolen vehicles and breaking and entering investigations.

I am requesting the Town Council give me authorization to move forward and sign the proposed Flock LPR Agreement for a term of five years at a cost of \$5,000.00. Funds will be requested in each corresponding budget fiscal year.

(End of memo)

Discussion: Chief Delprete stated that if the Council approves this matter that he plans on paying for the cost this year but that he will include this item in his budget over the next four years. Chief Delprete stated that if he were to apply each year going forward that the price would increase to \$6000 per year instead of the \$5000 per year if a five year plan were approved. Chief Delprete stated it is a valuable system.

MOTION was made by Councilor S. Arnold to AUTHORIZE the Flock LPR Agreement and the signing of the agreement for a term of five years at a cost of \$5,000 per year; seconded by Councilor J. Burlingame

Discussion: None

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

MOTION PASSED

2. Rhode Island Historical Preservation and Heritage Commission Certified Local Government Annual Report - Discussion and/or Action

Councilor W. Worthy stated that the Town Planner is requesting Council approval and signature on the RI Local Government Annual Report for the Historic District Commission.

MOTION was made by Councilor C. Greathouse to AUTHORIZE the signature and approval of the Rhode Island Historical Preservation and Heritage Commission Certified Local Government Annual Report, on behalf of the Historic District Commission, for the reporting period of October 1, 2022 to September 30, 2023; seconded by Councilor J. Burlingame

Discussion: None

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

MOTION PASSED

B. School Capital Funding Request - Discussion and/or Action

Discussion:

Councilor J. Burlingame stated he had a conversation with P. Dubois, Superintendent Gloucester School, that about 6-7 years ago the Council and the School Committee put aside money for capital projects. Councilor J. Burlingame stated that the money is going to run out . Councilor J. Burlingame stated that the schools receive about 50 % reimbursement from the state. Councilor J. Burlingame stated that P. Dubois wanted to let the Council know of a safety issue at the schools with the PA systems. Councilor J. Burlingame stated that fixing the problem with the PA system will run down a lot of the capital project money. Councilor J. Burlingame stated that perhaps funds could be replenished in the next budget cycle.

Councilor S. Arnold asked if the School Committee has voted to approve capital funding for this project. Councilor J. Burlingame stated he believed the School Committee would be voting on this matter at their next meeting. Councilor W. Steere gave a brief history in that serious needs were identified at the elementary schools 6-7 years ago and the Council and School Committee worked together to come up with a plan to address multiple issues. Councilor W. Steere stated that he is not sure how much the town would be able to contribute and suggested other possible funding sources like grants. Councilor W. Steere stated that the schools do need to be in safe working condition.

P. Henry, Gloucester School Committee member, stated that the PA system at West Gloucester School does not work so it is not safe. P. Henry stated that the schools need a good PA system and it is not a matter of wanting a PA system. P. Henry stated the matter was for safety and security of the schools. P. Henry stated that the School will be looking at their 5 year capital plan.

Councilor S. Arnold asked about both schools . P. Henry stated that she has asked about Fogarty and thought it may have turned around. P. Henry stated that the main problem is at West.

Chief Delprete stated the importance for schools to have working PA systems to be able to reach all in the schools in case of an emergency and supports this matter.

Councilor J. Burlingame stated that much of the expense is for all new wiring throughout the schools.

P. Henry stated that she has been made aware of the extensive repairs that are in need at the schools

No Action Taken by Council

C. Personnel

1. DPW - Employee Request for Advance of Sick Leave - Discussion and/or Action

Councilor W. Worthy stated that Council has received a request from an employee in the Public Works Department which he read as follows:

December 1,2023

To: Honorable Town Council

From: Jamie Gagnon

Due to a medical condition I will occasionally need to take time off. I feel I may exhaust all of my sick and vacation time. I am requesting a 30 day advance on future sick leave in the event that run out of time before I am better.

Sincerely,

Jamie Gagnon

(end of memo)

Council has also received a memo from the DPW Director which he read as follows:

December 1,2023

To: Honorable Town Council

From: Gary Trembl

Public Works Director

I approve for Jamie Gagnon to request a 30 day advance on future sick leave in the event that he exhausts all of his accrued time due to a medical condition.

Sincerely,

Gary Trembl

DPW Director

(end of memo)

Discussion: Councilor J. Burlingame asked if the employee had been employed for over ten years. J. Fecteau stated that the employee had been employed for over the ten years.

MOTION was made by Councilor S. Arnold to AUTHORIZE a 30 day advance on future sick leave to Public Works employee, Jamie Gagnon, per the NAGE Union Contract; seconded by Councilor J. Burlingame

Discussion: None

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

MOTION PASSED

2. Bldg/Zoning Official
 - a. Employee Request for Advance of Sick Leave (to include Waiver of Handbook Time of Service when considering sick leave advance) - Discussion and/or Action

Councilor W. Worthy stated that Council has received a request from Ken Johnson, Bldg./Zoning Official which he read as follows:

To: Town Council Members

From: Ken Johnson

Date: November 28, 2023

Re: Extension of Sick Time

I would like to ask Council to approve the extension of 30 sick days while I am out on leave due to hip surgery. I am anticipating on being able to come back to work in the next month. Will keep you informed if more time is needed.

Thank you,

Ken Johnson

(end of memo)

Discussion:

Councilor J. Burlingame asked if this request was for an advance of sick leave. J. Fecteau stated that was correct. Councilor J. Burlingame raised the question of whether this was an extension or an advance of sick leave based on the wording in the last similar request. D. Igliazzi stated that the intent in this request and in the last request is that both are asking to borrow from future sick leave.

MOTION was made by Councilor S. Arnold to Waive the 10 year period of employment requirement for consideration of a sick time extension, as noted in the Employee Handbook, and to **GRANT** the request for an extension of 30 sick time to employee Kenneth Johnson; seconded by Councilor C. Greathouse

Discussion: None

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

MOTION PASSED

- D. Bid Extension Request - One year extension
 - 1. IFB 2022-01 Full Depth Pavement Reclamation - Discussion and/or Action

Councilor W. Worthy stated that Council has received the following request from the Public Works Director which he read as follows:

November 28, 2023

To: Honorable Town Council
From: Gary Trembl
Public Works Director
Re: Bid Extension

A Bid Extension were requested from the vendor on the following bid:

IFB 2022-01 Full Depth Pavement Reclamation

The vendor has agreed to extend the bid at original pricing and conditions. (See attached bid extension agreement).

I am requesting that this bid extension be approved.

Thank you,

Gary Trembl

(end of memo)

MOTION was made by Councilor S. Arnold to EXTEND IFB 2022-01 Full Depth Pavement Reclamation until December 31, 2024 with bid pricing, terms and conditions remaining the same as original bid award; seconded by Councilor C. Greathouse

Discussion: None

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

MOTION PASSED

- E. 2024 Financial Town Referendum - Approval of Schedule & Date of Referendum - Discussion and/or Action

Councilor w. Worthy stated that the Clerk has prepared a calendar for 2024 regarding the 2024/25 budget and the Financial Town Referendum. Councilor w. Worthy stated that all dates have been calculated using the charter stipulations and calendar guidelines.

Councilor W. Worthy stated that at this time the Clerk is asking for Town Council approval for the date of the actual Referendum. Councilor W. Worthy stated that as the other events get closer the Clerk will come back to the Council with more information and approval for public hearing date.

Councilor W. Worthy stated that all dates have been chosen from a specific window of time and read as follows:

FIN. TOWN REFERENDUM: Referendum to be held no less than 15 days after adoption and not later than May 31st in any fiscal year.

MAY 21, 2024

Councilor W. Worthy stated that all procedures & dates referenced in the Town Charter (Articles: III; IV.9; & VIII) have been considered and included in the this framework.

Discussion: J. Fecteau stated that some dates are set by charter. J. Fecteau stated she is asking the Council to set the date for the Financial Town Referendum (FTR) because all other dates flow from that date. J. Fecteau stated that there are small windows of time around other dates like the public hearing and that she would like to give M. Capuano, Finance Director, as much time as possible. J. Fecteau stated she will come back to Council with a request to set the other final dates and that the dates can be changed if needed so long as they remain within the window.

MOTION was made by Councilor J. Burlingame to SET May 21, 2024 as the Financial Town Referendum date; said date may be changed, if needed, by a vote of the Town Council; seconded by Councilor W. Steere

Discussion: None

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

MOTION PASSED

F. Use of Pavilion - Snowman Exhibit as part of Candlelight Shopping -
 Discussion and/or Action

Councilor W. Worthy stated that Charlie Wilson, GBA, has proposed the following which he read as follows:

From Charlie Wilson

To: Town Council President Will Worthy

I wish to include in the Candlelight Shopping Event a snowman exhibit during the next two weeks of Candlelight shopping at the Kent Pavilion.

We have a Web site ready to launch and volunteers ready to assist

This will be a Gloucester resident's only exhibit

Set Up on December 10th, Battery or solar for lighting. Thursday nights a volunteer will provide a powerful floodlight if needed with one single extension cord routed in a "no trip" zone (Only to occur on Candlelight shopping lights and taken away otherwise).

Donation bins to collect food for the Gloucester food pantry, Snowmen would be in rows with designated numbered plots in 4 by 4 foot sections and secured. I'm sorry I cannot be at this meeting as Candlelight Shopping Event Starts Tonight

Thanks in Advance Charlie Wilson
(end of memo)

Discussion:

J. Fecteau stated that she connected C. Wilson with Bob Shields, Recreation Director, because he oversees use of the Pavilion. J. Fecteau stated she told C. Wilson that if he was asking for relief from any of the stipulations of use for the Pavilion that he would have to ask Council. R. Shields stated that he has spoken with C. Wilson and that he is not asking for anything out of the ordinary. R. Shields stated his concern was the possible use of a flat bed trailer on the grass as he is concerned about the sprinkler heads. Councilor W. Worthy stated a suggestion for C. Wilson to contact G. Treml, Director DPW.

R. Shields asked when the cement blocks would be put in place that prevent vehicle access to the Pavilion. G. Treml, DPW Director, stated that the cement blocks would be in place after the first of the year.

X. Town Council Correspondence/ Discussion

No new correspondence

XI. Department Head Reports/Discussion

Councilor W. Worthy asked if any department heads have anything to report or if Council has any questions for department heads.

1. G. Mosca, EMA Director, stated that the EMA Dept. has received delivery of an electronic highway sign with multiple capabilities from the state through an EMA grant. G. Mosca stated that the town also received a \$6000 grant from __ (illegible).
2. Chief Delprete stated his thanks to the Council for listening to tonight's presentation regarding the police station renovation and or replacement and stated that if Council needed any other information to just ask him.
3. Councilor W. Worthy asked K. Scott, Town Planner, if the charge for the Affordable Housing Board was set so that specific tasks could be given to the new members once appointed. K. Scott stated that there are so many changes to state laws that this matter is in a state of transition. Councilor W. Worthy asked if the matter should be put off till about March. K. Scott stated yes.

4. Councilor S. Arnold offered his thanks to R. Shields, Recreation Director , for a successful tree lighting at the Pavilion tonight. R. Shields stated all thanks go to the Recreation Commission as he could not be at the tree lighting.

XII. Bds. and Commissions Reports/ Discussion

Councilor W. Worthy asked if any boards and commissions have anything to report or if any councilors have any questions for any board or commission members.

None

XIII. 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. P. Henry, resident, stated that B. Brown , Historical Cemeteries, does a wonderful job with his grass roots volunteers but stated her opinion that it should not become a town financed department .

P. Henry stated that she attends school policy meetings and was present when the school decided to charge the town for using the facilities. P. Henry stated that a cleaning fee for the town using the facilities did pass. P. Henry thanked the Town Council for their letter requesting reconsideration of the policy to the school committee . P. Henry stated that the request letter is the reason the school committee will place it on their January agenda. P. Henry stated that she does not feel taxpayers should pay for something that they are already paying for through their taxes.

2. Buster Steere, resident, asked for an update on FM Global. Councilor W. Worthy stated that Council will be meeting on the matter before the next Council meeting. B. Steere asked if the report would be ready to be used for the next budget cycle. Councilor W. Worthy stated the impact would depend upon speaking with M. Capuano , Finance Director. M. Capuano stated that he won't have answers until he reviews the report from the third party. Councilor W. Worthy asked if the state would have any say as to the money that comes in on this matter. M. Capuano stated that the state would not have any say. M. Capuano stated that this would be a town reassessment of values and it would translate into a value and a tax levy. B. Steere asked if this matter would be in time for the next budget. Councilor S. Arnold stated that he is comfortable with the deadlines for that revenue to be incorporated into the next budget.
3. C. Clark, resident, stated that he wanted to make the Council aware of a policy in the Tax Assessor department. C. Clark stated that he went through the appeal process but to no avail. C. Clark stated he has spoken to the Tax Assessor on several occasions without resolution. C. Clark stated that he and his wife own a 45 acre piece of property in an A-4

residential zone. C. Clark stated that there is a pre existing building on the property out of which his wife runs a farm stand. C. Clark stated that he and his wife applied for and received a special use permit from the Zoning Board with narrowly defined use of what he can do with this farm stand property.

C. Clark stated that if the Assessor finds that you are using a residential use property with some other use then the entire property is taxed using that other use. C. Clark stated that his entire residential property is being tax commercial which amounts to a much higher tax bill. C. Clark is not sure when the policy went into effect but that he has been using it that way for at least 10 years and would have noticed this policy before this year. C. Clark stated that the Assessor is calling this a mixed use property but C. Clark stated mixed use is specific zone. C. Clark stated that his property is in a residential zone with a specific use variance that is narrowly defined and should not be taxed all commercial as it is not a commercial use. C. Clark suggested a compromise to the Tax Assessor but it was not accepted. C. Clark is asking the Council to please look into this matter.

D. Iglizzi, Town Solicitor, stated that the basis for the Assessor's designation would need to be looked at. D. Iglizzi stated he would look into the matter and report back to Council

XIV. Adjourn

MOTION was made by Councilor S. Arnold to ADJOURN at 9:25 p.m.; seconded by Councilor W. Steere

Discussion: None

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

MOTION PASSED