



**GLOUCESTER CITY COUNCIL CALENDAR OF BUSINESS**  
**TUESDAY, September 8, 2020**  
**6:00 PM**  
**REMOTE MEETING**  
**COUNCIL MEETING #2020-017**

Consistent with the Governor's orders suspending certain provisions of the Open Meeting Law and banning gatherings of more than 25 people, this meeting will be conducted by remote participation to the greatest extent possible. The public may not physically attend this meeting but every effort will be made to allow the public to view and listen to the meeting in real-time.

Join from Computer, Smart Device: <https://us02web.zoom.us/j/86133154541>

Join via Phone: 1-312-626-6799 or 1-929-205-6099

Meeting ID: 861 3315 4541

Please visit <http://gloucester-ma.gov/remote-public-meetings> for instructions and guidance on how to join a remote meeting

**UNANIMOUS CONSENT CALENDAR**

**ACTION**

1. Addendum to the Mayor's Report: Memorandum from Community Development Director re: Land Disposition Committee Recommendation – 11 Webster Street

(Refer P&D)

City Hall  
Nine Dale Avenue  
Gloucester, MA 01930



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CITY OF GLOUCESTER  
OFFICE OF THE MAYOR

2020 SEP - 8 PM 2:42  
CITY CLERK  
GLOUCESTER, MA

**TO:** City Council  
**FROM:** Mayor Sefatia Romeo Theken  
**DATE:** September 8, 2020  
**RE:** Addendum to Mayor's Report for September 8, 2020 City Council Meeting

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Members of the City Council:

The process for a combined East Gloucester/Veterans Memorial Elementary School continues. Article 97 legislation was signed by Governor Charlie Baker in late July. DPW Director Mike Hale then issued a memo declaring, consistent with statutory requirements, that Mattos Field is no longer needed in its current location for its current purpose. The Land Disposition Committee met on Thursday, September 3 to discuss this matter.

**Enclosure 1** is a memo from Community Development Director, and Chair of the Land Disposition Committee, Jill Cahill regarding a Land Disposition Committee recommendation to transfer the care, custody, and control of land known and numbered as 11 Webster Street, which includes Mattos Field, Assessors' Map 47, Lot 13, to the Gloucester School Committee for school purposes. ***Please refer this matter to the Planning and Development Standing Committee for review and approval.*** Appropriate personnel will be available to answer questions and provide further information.

As mentioned, in the previously filed Mayor's Report it is also recommended that the City Council schedule a public hearing before the full Council on this matter before a vote is taken to transfer care, custody and control from the DPW to the School Committee.

As always, we encourage the City Council to contact us for any questions or comments regarding this submission but we will continue to offer updates and insights across all these matters as they move forward.

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Sefatia Romeo Theken

# **ENCLOSURE 1**

City Hall Annex  
3 Pond Road  
Gloucester, MA 01930



JILL CAHILL  
DIRECTOR  
TEL 978-325-5240  
jcahill@gloucester-ma.gov

**CITY OF GLOUCESTER  
COMMUNITY DEVELOPMENT DEPARTMENT**

TO: Mayor Sefatia Romeo Theken  
FROM: Jill Cahill, Community Development Director  
CC: Chip Payson, City Solicitor  
DATE: September 4, 2020  
RE: Land Disposition Committee Recommendation – 11 Webster Street

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The Land Disposition Committee met on September 3, 2020 to review the memo issued by the Director of Public Works, Michael Hale, and to discuss the transfer of land known and numbered as 11 Webster Street, which includes Mattos Field, Assessor's Map 47, Lot 13, to the Gloucester School Committee for municipal school purposes.

As referenced in Mr. Hale's memo and in the Article 97 legislation, the intent of this transfer is for the purpose of constructing a new elementary school. Also referenced in said documents is the intent to ensure a no-net-loss of lands protected for conservation and recreation purposes, and the construction of a new softball field at another location in the City.

Taking all of the above information into consideration, it is the recommendation of the Land Disposition Committee that the care, custody and control of certain municipal land comprising approximately 2.7 +/- acres, known and numbered as 11 Webster Street, which includes Mattos Field, Assessor's Map 47, Lot 13, and is held by the City pursuant to deeds recorded at Book 2599, Page 151 and Book 2867, Page 34 in the Southern Essex District Registry of Deeds, be transferred to the Gloucester School Committee for municipal school purposes.

Please forward this memo and attachments to the City Council for review and action. Staff is available to answer any questions.



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**MEMORANDUM**

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TO: MAYOR SEFATIA ROMEO THEKEN  
FROM: MICHAEL B. HALE, DIRECTOR OF PUBLIC WORKS MBH  
SUBJECT: DISPOSTION OF MATTOS FIELD  
DATE: 9/1/2020  
CC:

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Under the City Charter, Chapter 2, Section 283, the Director of Public Works has the charge and control of all the public lands belonging to the city. The Gloucester School Department and School Committee have proposed to erect a new, combined elementary school, replacing East Gloucester Elementary and Veterans Memorial Elementary at the site that currently holds Veterans Memorial Elementary School and Mattos Field.

The proposed new school will require the disposition of land of the current Mattos Field. The site selection took many factors into account, and the recommendation of the site selection committee has been weighed. The highest and best use of this site is the construction of new elementary school.

While there is no question the need for green space and recreational ball fields are critical to a community. The same can be said about a modern elementary school, which would replace two out-of-date elementary schools. With the loss of one field comes an opportunity to design and construct a modern complex for softball.

With the opportunity to introduce a new softball complex to the community, it is within my authority to determine that Mattos Field is no longer needed for its current purpose and this location would be better suited for a new school.

Chapter 152  
of the Acts of 2020

T H E C O M M O N W E A L T H O F M A S S A C H U S E T T S

*In the One Hundred and Ninety-First General Court*

AN ACT AUTHORIZING THE CITY OF GLOUCESTER TO USE CERTAIN LANDS FOR MUNICIPAL SCHOOL PURPOSES.

*Be it enacted by the Senate and House of Representatives in General Court assembled, and by the authority of the same, as follows:*

SECTION 1. Notwithstanding any general or special law to the contrary, the city of Gloucester may transfer the care, custody and control of certain city-owned land comprising approximately 2.7 acres, more or less, located at 11 Webster street, which includes Mattos field, and is described in deeds recorded in the Essex southern district registry of deeds in book 2599, page 151 and book 2867, page 34 to the school committee of the city of Gloucester for school purposes.

SECTION 2. In consideration for the transfer authorized in section 1, the school committee of the city of Gloucester shall transfer the care, custody and control of certain school land comprising approximately 2.8 acres, more or less, located at 8 Davis street, which includes East Gloucester elementary school comprised of lots 1, 2, 3, 4, 5, A, B, C, D and the lot labeled "Portion of Maxwell Parsons Playground" and the layouts of Davis street extension and Parsons street as shown on a plan of land entitled "Plan of Land comprising New School House Site at East Gloucester - Gloucester, Mass." Dated September 22, 1947 and that is recorded in the Essex Southern district registry of deeds in plan book 76, page 45 to the department of public works of the city to be used for municipal park and open space purposes with the grant of a deed restriction placing the land under the protection of Article 97 of the Amendments to the Constitution of the commonwealth in perpetuity.

SECTION 3. In addition to the transfer pursuant to in section 2, the department of public works of the city of Gloucester shall upgrade softball field facilities and accommodations at another city-owned open space located at 6 Green street and 18A Beckford street prior to the discontinuance of use of Mattos Field associated with the commencement of school construction.

SECTION 4. The transfer of land in section 1 shall be contingent upon the transfer of land in section 2 and the transfer of land in section 2 shall be contingent upon the recording of a deed restriction on the land placing it under the protection of Article 97 of the Amendments to the Constitution of the commonwealth to be preserved for municipal park and open space purposes.

SECTION 5. If construction or demolition upon or removal of any structures from the land referred to in section 1 does not commence within 4 years from the land transfers referenced above, then the care, custody and control of the land in section 1 shall revert to the department of public works of the city of Gloucester, to be placed under the protection of Article 97 of the Amendments to the Constitution of the commonwealth, and the care, custody and control of the land in section 2 shall revert to the school committee of the city.

SECTION 6. This act shall take effect upon its passage.

House of Representatives, July 31, 2020.

Passed to be enacted,

*Paul Donato*, Speaker.

In Senate, July 31, 2020.

Passed to be enacted,

*Andri L*, President.

*August 7*, 2020.

Approved,  
at *2* o'clock and *55* minutes, P. M.

*Amber D Ball*  
Governor.