

**GLOUCESTER CITY COUNCIL MEETING**  
**Tuesday, January 26, 2021– 6:00 p.m.**  
**REMOTE MEETING**  
**-Minutes-**

**Present: Council President, Councilor Steve LeBlanc; Council Vice President, Councilor Val Gilman; Councilor Melissa Cox; Councilor Jen Holmgren; Councilor John McCarthy; Councilor Scott Memhard; Councilor Sean Nolan; Councilor James O’Hara; Councilor Barry Pett**

**Also Present: Mayor Sefatia Romeo Theken; Joanne M. Senos; Nicole Kieser; Vanessa Krawczyk; Kenny Costa; Adam Curcuru; Chip Payson; Gary Johnstone; Holy Dougwillo; William Sanborn; Michael Hale; Ryan Knowles; Gregg Cademartori**

*This meeting was conducted remotely through Zoom*  
*All votes were ROLL CALL votes*

**Meeting called to order at 6:00 p.m.**

**Councilor LeBlanc** announced that the meeting was recorded by video and audio in accordance with state Open Meeting Law. Consistent with the Governor’s orders suspending certain provisions of the Open Meeting Law and banning gatherings of more than 10 people, the meeting would be conducted by remote participation. Additionally, all votes taken by the City Council during this and future remote meetings will be by roll call vote. If someone is calling in on a phone, they can press Star 9 (\*9) to request to speak. If they are watching on a computer or device there is a “raise hand” button that can be tapped or pressed to request to speak. Please use either of these options during oral communications or the public hearing to be recognized.

**Councilor LeBlanc** announced the names of the Councilors and city staff who were in attendance.

**ORAL COMMUNICATIONS:**

**Dennis McGurk, 283 Concord Street:** complained that West Gloucester is being dumped on by the city.

**Maryanne Albert Boucher, 93 Mt. Pleasant Avenue:** complained about the lack of transparency in the City of Gloucester.

The residents listed below voiced the following concerns about the West Gloucester Firing range: notification about shooting days; strong disapproval from area residents; led bullets in a watershed area; protection of the area; poor signage notifying hikers of training/shooting going on at the range; the noise of gunfire is disturbing; neighbors weren’t notified about the ordinance change/public hearing for the firing range; safety issues; people bought homes in the area under the impression that the firing range was closed and would not be reopened; no alerts on non-designated shooting days; Gloucester should look at the shooting range in Lexington, which is looking for municipalities to join them; quality of life and real estate value is negatively impacted by the shooting range.

**Ellen Leaman, 16 Great Hill Road**  
**Grant Clark, 279 Concord Street**  
**Anne Stevens, 10 Winterhaven Road**  
**Debbie Holland, 11 Jebeka Lane**  
**Rick Grobe, 17 Lincoln Street**  
**Dennis McGurk, 283 Concord Street**  
**Steve Noel, 567 Essex Avenue**  
**Diana Clark, 279 Concord Street**  
**Gitama Anne Kinigstein, 18 Forest Lane**

**Chris Sobotowski, 20 Forest Lane**  
**Robin Hosking, 20 Forest Lane**  
**Amy Donnelly, 9 Sumner Street**  
**Ben Wildrick, 46 Sumner Street**

**Councilor LeBlanc** requested through the Mayor that Assessor Gary Johnstone get assessments of the residences around the Cape Ann Sportsmen's Club (Reservoir Road, Cherry Street) in order to see the valuations of those properties that are close to the gun range. He requested this information for the next Ordinances & Administration meeting. **Councilor Cox** asked for a valuation of the properties downtown that have to deal with the hourly train horn in order to see if their valuations are lower because of that noise.

**PRESENTATIONS/COMMENDATIONS:**

**Gregg Cademartori, Planning Director and Judi Barrett, Barrett Planning Group, LLC re: Planning Board's initiation of amendments to GZO Sec. 5.11 Inclusionary Housing Requirements.**

**Mr. Cademartori** shared his screen and reviewed the transmittal memorandum from the Planning Board (on file) and the slides regarding Gloucester's Housing Production Plan (on file). He reviewed the goals of the Housing Production Plan, gave the definition of "affordable," comparing the incomes defined by Federal/State governments versus the incomes defined by HUD Metropolitan Statistical Area, of which Gloucester is a part of. He reviewed Gloucester's current subsidized housing inventory (currently 7.57% of housing stock, which is short of the 10% goal), and its affordable units permitted/under construction.

**Ms. Barrett** explained that the purpose of the plan was to simplify the Inclusionary Zoning Ordinance target "Gloucester affordable" housing; reduce barriers to accessory dwelling units; clean up and simplify the Table of Uses for two-family homes; adjust dimensional regulations that discourage three-family dwellings in higher-density residential districts; facilitate mixed-use buildings downtown; facilitate mixed-use density around the train station; create additional housing from existing stock; permit as of right; ZBA would grant special permits for accessory dwelling units that cannot meet as-of-right requirements; dimensional standards for 1,2 and 3 family dwellings.

**Questions from the Council:**

**Q. (Holmgren):** Gov. Baker recently signed the Economic Development Bill with the Housing Choice Act element in it. Will the Planning & Development Committee need to consider any elements of the bill?

**A. (Cademartori):** Yes, there will need to be focus on that.

**Q. (Gilman):** Will the five unique strategies (referenced in page 96 of the City Council packet) be broken down and come in a certain order through the Planning Board and the Planning & Development Committee?

**A. (Cademartori):** Yes. The accessory use dwelling ordinance will probably come first, followed by dimensional changes to 1, 2 and 3-family dwellings. The transit oriented development and downtown zoning will come later. Each will require its own public hearing.

**Councilors Pett and O'Hara** requested that the Planning Board consider traffic and parking during this amendment process.

**CONFIRMATION OF NEW APPOINTMENTS**

Community Preservation Committee	Kerry McKenna	TTE 2/14/24
Gloucester Cultural Council	Karen Koretsky ( <i>fulfilling unexpired term</i> )	TTE 2/14/22
Open Space & Recreation Committee	Mark Poulin ( <i>fulfilling unexpired term</i> )	TTE 2/14/23

**COMMITTEE RECOMMENDATION:** On a motion by Councilor LeBlanc, seconded by Councilor O'Hara, the Ordinances and Administration voted by Roll Call 3 in favor, 0 opposed to recommend that the City Council appoint Kerry McKenna to the Community Preservation Committee, TTE 02/14/24.

**Summary of Discussion:** The City Council thanked Ms. McKenna for volunteering to serve.

**MOTION: On a motion by Councilor LeBlanc, seconded by Councilor Nolan, the City Council voted by Roll Call 9 in favor, 0 opposed to appoint Kerry McKenna to the Community Preservation Committee, TTE 02/14/24.**

COMMITTEE RECOMMENDATION: On a motion by Councilor LeBlanc, seconded by Councilor O'Hara, the Ordinances and Administration voted by Roll Call 3 in favor, 0 opposed to recommend that the City Council appoint Karen Koretsky to the Gloucester Cultural Council, TTE 02/14/22.

**Summary of Discussion:** Ms. Koretsky gave a brief overview of her background as it pertained to her appointment. Members of the Council thanked Ms. Koretsky for volunteering to serve.

**MOTION: On a motion by Councilor LeBlanc, seconded by Councilor Nolan, the City Council voted by Roll Call 9 in favor, 0 opposed to appoint Karen Koretsky to the Gloucester Cultural Council, TTE 02/14/22.**

COMMITTEE RECOMMENDATION: On a motion by Councilor LeBlanc, seconded by Councilor O'Hara, the Ordinances and Administration voted by Roll Call 3 in favor, 0 opposed to recommend that the City Council appoint Mark Poulin to the Open Space & Recreation Committee, TTE 02/14/23.

**Summary of Discussion:** Mr. Poulin gave a brief overview of his background as it pertained to his appointment. Members of the Council thanked Mr. Poulin for volunteering to serve.

**MOTION: On a motion by Councilor LeBlanc, seconded by Councilor Nolan, the City Council voted by Roll Call 9 in favor, 0 opposed to appoint Mark Poulin to the Open Space & Recreation Committee, TTE 02/14/23.**

## **Consent Agenda**

### • **CONFIRMATION OF REAPPOINTMENTS**

1. Director of Veterans Services	Adam Curcuro	TTE 2/14/23
Human Resources Director	Holly Dougwillo	TTE 2/14/23
DPW Director	Michael Hale	TTE 2/14/23
Information Services Director	Ryan Knowles	TTE 2/14/23
General Counsel	Charles Payson	TTE 2/14/23
Inspector of Buildings	William Sanborn	TTE 2/14/23
Assessor	Gary Johnstone	TTE 2/14/24

### • **MAYOR'S REPORT**

1. <b>New Appointments:</b>	Community Preservation Committee	(TTE 2/14/24)	Matthew Lundberg	(Refer O&A)
	Council on Aging	(TTE 2/14/24)	Suzanne Silveira	(Refer O&A)
<b>Reappointments:</b>	Magnolia Pier Advisory Committee	(TTE 2/14/22)	Noreen Gilliss (fulfilling unexpired term)	(Refer O&A)
	Board of Health	(TTE 2/14/24)	Robert Harris	(Refer O&A)
	Community Preservation Committee	(TTE 2/14/24)	Jennifer-Lee Aronson (GHA Rep.)	(Refer O&A)
	Fisheries Commission	(TTE 2/14/24)	Michael Orlando	(Refer O&A)
	Historical Commission	(TTE 2/14/24)	Lillian Olmsted, Robert Whitmarsh	(Refer O&A)
	Human Rights Commission	(TTE 2/14/24)	Nicole Richon Schoel, LHMC	(Refer O&A)
	Magnolia Woods Oversight & Adv. Cmte.	(TTE 2/14/24)	Richard Jabba, Dave Marro, Dean Sidell	(Refer O&A)
	Open Space & Recreation Committee	(TTE 2/14/24)	Noel Mann, Heidi Wakeman	(Refer O&A)
	Shellfish Advisory Commission	(TTE 2/14/24)	Michael Orlando	(Refer O&A)
	Stage Fort Park Advisory Committee	(TTE 2/14/24)	David Benjamin, David Dow, Frederick Geisel, Steve Kaity	(Refer O&A)
	Tourism Commission	(TTE 2/14/24)	Craig Anderson, Jennifer Goulart-Amero	(Refer O&A)
2. Memorandum from Veterans Services Director requesting acceptance of donations totaling \$3,000				(Refer B&F)
3. Memorandum, Grant Application & Checklist from the Police Chief requesting acceptance of a FY21 MED-Project Grant in the amount of \$1,300				(Refer B&F)
4. Memorandum, Grant Application & Checklist from the Public Health Director requesting acceptance of \$10,000 from the Metropolitan Area Planning Council to cover COVID-19 expenses incurred prior to December 31, 2020				(Refer B&F)
5. Memorandum, Grant Application & Checklist from the Police Chief requesting acceptance of the FY21 Addison Gilbert Hospital				(Refer B&F)

- Community Collaborative Grant in the amount of \$5,000 (Refer B&F)
- 6. Copy of FY21 Firefighter Safety Equipment Grant applications for \$15,000 (Info Only)
- **COMMUNICATIONS/INVITATIONS**
- 1. Letter from Gloucester Contributory Retirement System Board re: Annual Expense Budget (Info Only)
- **INFORMATION ONLY**
- **APPLICATIONS/PETITIONS**
- 1. RZ2021-001: Amend GZO Sec. 5.11 “Inclusionary Housing Requirement” in accordance with GZO Sec. 1.11.2(a) (Refer P&D & PB)
- 2. Request from the St. Peter’s Fiesta Committee for the use of St. Peter’s Park on June 25-27, 2011 (Refer P&D)
- **COUNCILLORS ORDERS**
- **APPROVAL OF MINUTES FROM PREVIOUS COUNCIL AND STANDING COMMITTEE MEETINGS**
- 1. City Council Meeting: 1/12/2021 (Approve/File)
- 2. Special O&A Meeting: 1/19/2021 (Approve/File)
- 3. Standing Committee Meetings: B&F 1/21/2021 (under separate cover), O&A 1/18/2021 (no meeting, holiday), P&D 1/20/2021 (Approve/File)

**ITEMS TO BE ADDED/REMOVED FROM THE CONSENT AGENDA**

**Councilor Gilman** pulled *RZ2021-001: Amend GZO Sec. 5.11 “Inclusionary Housing Requirement” in accordance with GZO Sec. 1.11.2(a)* in order to waive notice to abutters, set the public hearing date to March 9, 2021, and refer the matter to the Planning Board and P&D.

**MOTION:** On a motion by Councilor LeBlanc, seconded by Councilor Memhard, the City Council voted 9 in favor, 0 opposed to accept the Consent Agenda as amended.

**MOTION:** On a motion by Councilor Gilman, seconded by Councilor Memhard, the City Council voted by ROLL CALL 9 in favor, 0 opposed, to waive the Notice to Abutters under GZO Sec. 1.11.4(b) that the Council is asked to amend the Zoning Ordinance accordingly; to set the public hearing for that matter as March 9, 2021 and to refer the matter to this matter to the Planning & Development Standing Committee and the Planning Board.

**Members of the Council** expressed their appreciation to the management reappointments who appeared on the Consent Agenda. **Councilors LeBlanc** and **Cox** both stated they would not be running for reelection, and thanked the Mayor and her management team.

**COMMITTEE REPORTS**

• **Budget & Finance – January 21, 2021**

**MOTION:** On a motion by Councilor Cox, seconded by Councilor Memhard, the City Council voted by ROLL CALL 9 in favor, 0 opposed to accept the Budget and Finance Unanimous Consent Agenda.

COMMITTEE RECOMMENDATION: On a motion by Councilor Cox, seconded by Councilor Memhard, the Budget & Finance Committee voted by ROLL CALL 3 in favor, 0 opposed, to recommend that the City Council accept various cash donations under MGL c. 44, §53A, to support Cape Ann Veterans Services in the amount of \$5,958 from the following members and business partners within our community:

Shaws	\$	18.00
Angelo & Elizebeth Biondo		20.00
Jo Ann Sanfilippo		20.00
Linda Comeau		100.00
Virginia Markell		100.00
Linda O’Neil		100.00
Daughters of American Revolution		600.00
The Vet Event		2,000.00
Richard Bettencourt		<u>3,000.00</u>
	Total	\$5,958.00

**MOTION: On a motion by Councilor Cox, seconded by Councilor Memhard, the City Council voted by ROLL CALL 9 in favor, 0 opposed, to accept various cash donations under MGL c. 44, §53A, to support Cape Ann Veterans Services in the amount of \$5,958 from the following members and business partners within our community:**

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Linda O'Neil		100.00
Daughters of American Revolution		600.00
The Vet Event		2,000.00
Richard Bettencourt		<u>3,000.00</u>
	<b>Total</b>	<b>\$5,958.00</b>

**COMMITTEE RECOMMENDATION:** On a motion by Councilor Cox, seconded by Councilor Memhard, the Budget & Finance Committee voted by ROLL CALL 3 in favor, 0 opposed, to recommend that the City Council accept under MGL c. 44, §53A, a donation from the Cape Ann Chapter of the Daughters of the American Revolution in the amount of \$500.00 for the Archives Department for the purpose of funding the Archives Committee Donation Fund in Fund 3305.

**MOTION: On a motion by Councilor Cox, seconded by Councilor Memhard, the City Council voted by ROLL CALL 9 in favor, 0 opposed, to accept under MGL c. 44, §53A, a donation from the Cape Ann Chapter of the Daughters of the American Revolution in the amount of \$500.00 for the Archives Department for the purpose of funding the Archives Committee Donation Fund in Fund 3305.**

**COMMITTEE RECOMMENDATION:** On a motion by Councilor Cox, seconded by Councilor Memhard, the Budget & Finance Committee voted by ROLL CALL 3 in favor, 0 opposed, to recommend that the City Council accept under MGL c. 44, §53A, a private grant from the Beth Israel Lahey Health Beverly & Addison Gilbert Hospital in the amount of \$20,000 to support the additional transportation needs during the COVID-19 pandemic for the City's ongoing Cape Ann Seniors on the GO Program in conjunction with Cape Ann Transportation Authority (CATA). The grant program will provides safe transportation for the senior population during these trying times to access physical activity. The grant period through September 30, 2021 and there's no local match for this grant.

**MOTION: On a motion by Councilor Cox, seconded by Councilor Memhard, the City Council voted by ROLL CALL 9 in favor, 0 opposed, to accept under MGL c. 44, §53A, a private grant from the Beth Israel Lahey Health Beverly & Addison Gilbert Hospital in the amount of \$20,000 to support the additional transportation needs during the COVID-19 pandemic for the City's ongoing Cape Ann Seniors on the GO Program in conjunction with Cape Ann Transportation Authority (CATA). The grant program will provides safe transportation for the senior population during these trying times to access physical activity. The grant period through September 30, 2021 and there's no local match for this grant.**

**COMMITTEE RECOMMENDATION:** On motion by Councilor Cox , seconded by Councilor Memhard, the Budget & Finance Committee voted by ROLL CALL 3 in favor, 0 opposed, to recommend that the City Council accept under MGL c. 44, §53A, a private grant for \$24,800 for FY21 Beth Israel-Lahey Health Beverly & Addison Gilbert FY21 Community Collaborative Grant Regional Senior for the purpose of enhancing the City's Seniors on the GO program and provide access to and literacy in using technology to help the target population of low-income older adults manage their health and reduce their social isolation.

The grant period is from January 1, 2021 through September 30, 2021 and there's no local match for this grant.

**MOTION: On motion by Councilor Cox, seconded by Councilor Memhard, the City Council voted by ROLL CALL 9 in favor, 0 opposed, to accept under MGL c. 44, §53A, a private grant for \$24,800 for FY21 Beth Israel-Lahey Health Beverly & Addison Gilbert FY21 Community Collaborative Grant Regional Senior for the purpose of enhancing the City's Seniors on the GO program and provide access to and literacy in using technology to help the target population of low-income older adults manage their health and reduce their social isolation. The grant period is from January 1, 2021 through September 30, 2021 and there's no local match for this grant.**

COMMITTEE RECOMMENDATION: On a motion by Councilor Cox, seconded by Councilor Memhard, the Budget & Finance Committee voted by ROLL CALL 3 in favor, 0 opposed, to recommend that the City Council accept under MGL c. 44, §53A, a state grant from the Massachusetts Executive Office of Public Safety and Security, a FY2021 State 911 Department Training Grant Program for \$73,912.44. The grant period is from December 15, 2020 through June 30, 2021 and there's no local match for this grant.

**MOTION: On a motion by Councilor Cox, seconded by Councilor Memhard, the City Council voted by ROLL CALL 9 in favor, 0 opposed, to accept under MGL c. 44, §53A, a state grant from the Massachusetts Executive Office of Public Safety and Security, a FY2021 State 911 Department Training Grant Program for \$73,912.44. The grant period is from December 15, 2020 through June 30, 2021 and there's no local match for this grant.**

- **Ordinances & Administration – January 18, 2021 (no meeting, holiday)**
- **Special Ordinances & Administration – January 19, 2021 (no items under this heading)**
- **Planning & Development – January 20, 2021**

COMMITTEE RECOMMENDATION: On a motion by Councilor Holmgren, seconded by Councilor Pett, the Planning and Development Committee voted by ROLL CALL 3 in favor, 0 opposed to recommend that the City Council accept the withdrawal of RZ2020-001: Proposed creation of a Commuter Residential Overlay District (CROD) to all lots currently zoned EB in an around Maplewood Avenue and Whistlestop Way, without prejudice.

**Summary of Discussion:** None.

**MOTION: On a motion by Councilor Gilman, seconded by Councilor Holmgren, the City Council voted by ROLL CALL 9 in favor, 0 opposed to accept the withdrawal of RZ2020-001: Proposed creation of a Commuter Residential Overlay District (CROD) to all lots currently zoned EB in an around Maplewood Avenue and Whistlestop Way, without prejudice.**

#### **SCHEDULED PUBLIC HEARINGS**

1. PH2020-010: SCP2020-002: Essex Avenue #99A, Map 216, Lot 126, GZO Sec. 3.1.6(b) "Building Heights in Excess of 35 Feet," Sec. 2.3.4(13) "Marine related service, storage or repair, limited primarily in the MID District to commercial fishing vessels," Sec. 5.5 "Lowland Requirements," Sec. 5.5.2 and Sec. 5.5.3 in the EB District (Cont. from 1/12/2021, TBC 2/9/2021)

Councilor LeBlanc continued the public hearing to February 9, 2021.

#### **FOR COUNCIL VOTE:**

1. Memorandum from City Clerk requesting City Council set the date of the Municipal Preliminary Election to September 14, 2021 (FCV)

**Summary of Discussion:** None.

**MOTION: On a motion by Councilor Cox, seconded by Councilor O’Hara, the City Council voted by ROLL CALL 9 in favor, 0 opposed, to set September 14, 2021 as the date for the City of Gloucester’s Municipal Preliminary Election.**

**UPDATE ON THE USE OF PLUM COVE SCHOOL FOR 2021 ELECTIONS:**

**Councilor Gilman** informed the Council that the city will need to use Plum Cove School as the Ward 4, Precinct 2 polling place in 2021. The City Clerk has already been in contact with the Superintendent of Schools; the next step will be to ask the School Committee to approve the use of the school. **Ms. Senos** added that due to COVID requirements, it was unlikely the city would be able to use the Lanseville Community Center in 2021.

**COUNCILORS’ REQUESTS TO THE MAYOR:**

- **Councilor Cox:** Request to the Mayor for a COVID-19 vaccination clinic in Gloucester. **Mayor Theken** told Councilor Cox that was something the city was working on.
- **Councilor Pett:** Request to the Mayor that a meeting be held to discuss changes to traffic signage on 128 from Exit 14 to the Eastern Avenue/128 intersection due to recent changes by the MassDOT.

**COUNCILORS’ THANKS AND ACKNOWLEDGEMENTS:**

- **Councilors Cox, McCarthy and LeBlanc** wished Vanessa Krawczyk a Happy Birthday.
- **Councilor O’Hara:** thanked Councilor LeBlanc for working to make school meetings more visible. He also thanked those who participated in the recent Red Cross blood drive at the Magnolia Library Center.
- **Councilor Nolan:** thanked the members of the City Council for the hard work they have been doing.
- **Councilor Gilman:** thanked city staff for their hard work during the pandemic.

**COUNCILORS’ WARD UPDATES AND COMMUNITY NEWS:**

- **Councilor McCarthy:** informed the Council that he has been sitting in on the school Swing Space Committee meetings and he will be reaching out to let the Council know what he has learned from those meetings.
- **Councilor Holmgren:** Ocean Alliance is expanding its robotics club by offering a club just for girls ages 8 and up. To sign up, go to [www.Whale.org](http://www.Whale.org).
- **Councilor Gilman:** asked the Council to RSVP as soon as possible for the 99A Essex Avenue (SCP2020-002) site visit taking place on Saturday, January 30, 2021, if they wanted to participate.

**Councilor Cox** requested an update on the decennial charter review. **Councilor Gilman** requested quarterly summaries of Council Requests to the Mayor.

**MOTION: on a motion by Councilor Cox, seconded by Councilor Memhard, the City Council voted by ROLL CALL 9 in favor, 0 opposed, to adjourn the meeting at 8:10 p.m.**

**Submitted by Grace E. Poirier, Assistant City Clerk**

**Items submitted at the meeting:** Community Development Dept. Gloucester Housing Production Plan presentation.