

**GLOUCESTER CITY COUNCIL MEETING**

Tuesday, August 25, 2015 – 7:00 p.m.

Kyrouz Auditorium – City Hall

**-MINUTES-**

**Present: Chair, Councilor Paul McGeary; Vice Chair, Councilor Whynott; Councilor Joseph Ciolino; Councilor Melissa Cox; Councilor Steve LeBlanc, Jr.; Councilor Greg Verga; Councilor Paul Lundberg; Councilor William Fonvielle**

**Participating Remotely: Councilor Bob Stewart from 7:00 p.m. to 7:30 p.m.**

**Absent: From 7:30 p.m. to close of meeting, Councilor Stewart**

**Also Present: Linda T. Lowe; Jim Destino; Police Chief Leonard Campanello; Nancy Papows; Donna Compton; James Pope; Tom Daniel; Chip Payson; Sal DiStefano; Gary Johnstone**

**The meeting was called to order at 7:00 p.m. The Council President announced that this meeting is recorded by video and audio in accordance with state Open Meeting Law.**

**Matters were taken out of order.**

**Flag Salute & Moment of Silence:** The Moment of Silence was dedicated to Harry Floyd, cousin of Councilor LeBlanc and brother-in-law of Mayor Romeo Theken, who had passed away the previous week.

**Oral Communications:**

Valerie Gilman, 75 Revere Street; Linda Brayton, 537 Washington Street; Cindy Dunn, 7 Rose Lane; Sheryl Reed, 12 Middle Street; Sandy Barry, 7 Rose Lane; Jennifer Holmgren, 385 Magnolia Avenue all members of the Dog Friendly Gloucester group were present at the podium. **Ms. Gilman** announced that with the assistance of the Department of Public Works there are 12 “Mutt Mitt” station containers fully stocked: 4 on Stacy Boulevard, 4 at Stage Fort Park, 1 at Goose Cove, 2 at Corliss Landing and Brown’s Playground and one on Rocky Neck which are restocked by Dog Friendly Gloucester volunteers whose membership is over 400 people. She noted an additional Mutt Mitt station was purchased at the request of Councilor Cox with the cooperation of the Mayor and CAO Jim Destino. She noted that Councilor Cox has volunteered to be responsible for the restocking the Burnham’s Field location.

She said that most city dog owners are responsible, and added that since this program’s inception in late June anecdotal evidence suggests that dog waste on city streets and sidewalks has decreased significantly. She encouraged the community to make a difference in keeping Gloucester dog friendly and litter free (full statement on file).

**Linda Brayton** spoke of the connections made by the group through a community forum sponsored by the Open Space and Recreation Committee in June. It was at that meeting Dog Friendly Gloucester announced their Mutt Mitt initiative. She noted that Larry Durkin, the city’s Environmental Engineer, has a public education program in the works, and that collaborative efforts are on tap in the near future (full statement on file).

**Presentations/Commendations:** None.

**Consent Agenda:**

- **MAYOR’S REPORT**

1. Grant Application & Checklist from Council on Aging re: Council acceptance of Title III B Older Americans’ Act grant for \$7,521 (Refer B&F)
2. Memorandum from Harbormaster re: Council acceptance of National Grid check for \$20,000 representing payment stated in the Remediation Agreement Section 19 (Refer B&F)
3. Memorandum from CFO re: Beeman Elementary Boiler Project & request to repurpose \$66,318 balance of funds remaining in City Hall boiler conversion project (Fund 300087) (Refer B&F)
4. New Appointments: Magnolia Woods Oversight & Advisory Committee TTE 02/14/18 Dave Marro  
Gloucester Cultural Council TTE 02/14/18 Jane Keddy  
Planning Board TTE 02/14/20 Kenneth W. Hecht (Refer O&A)

- **COMMUNICATIONS/INVITATIONS**

1. Communication to City Council from Craig Anderson requesting approval of Council for proposed Eagle Scout Project (Refer P&D & Historical Comm.)
2. Communication from Attorney Robert Coakley requesting correction to easement granted by Council on March 24, 2015 re: 84 Causeway Street and 4 Rust Island Road (FCV 09/08/15)

- **INFORMATION ONLY**

1. Memorandum from General Counsel to City Council regarding Advertising of Proposed Ordinance Changes (Info Only)

- **APPLICATIONS/PETITIONS**

- **COUNCILORS ORDERS**

1. CC2015-025 (McGeary) Amend GCO Sec. 22-230 “Downtown parking Permits (Refer O&A & TC)

2. CC2015-026 (McGeary) Amend GCO c. 21, Art. 5 "Repair of Private Ways" Sec. 21-85 "meeting and vote by abutting owners" subsection (b) (Refer O&A)
3. CC2015-027 (Verga) Council request to O&A & Animal Control Officer to review the impact of the off-leash change to allow dogs on city beaches enacted November 18, 2014, GCO Sec. 4-16(a); and after review to enact this amendment (Refer O&A & Animal Control)
4. CC2015-028 (Whynott) Request O&A review GCO Sec. 2-3 "Disposition of Real Property owned by the City" and amend GCO Sec. 2-3(a)(6) "Splitting and Combining Lots" by **deleting** in its entirety and adding a new Sec. 2-3(a)(6) (Refer O&A)
5. CC2015-029 (Stewart) Request O&A and Recycling Coordinator review GCO Chapter 9 "Trash, Recycling and Litter" and proposed Amendments to Sections 9-1, -8 and -10, and Chapter 1, Sec. 1-15 (Refer O&A & Recycling Coordinator)
6. CC2015-030 (Cox) Request O&A to reconsider and review parking prohibitions on Herrick Court as enacted by Council on May 12, 2015 including Sections 22-270, -291, -292 and request Traffic Commission to review matter and advise O&A of any additional recommendations (Refer O&A & TC)
  - **APPROVAL OF MINUTES FROM PREVIOUS COUNCIL AND STANDING COMMITTEE MEETINGS**
    1. City Council Meeting: August 11, 2015 (Approve/File)
    2. City Council Committee of the Whole Meeting: 08/10/15 (Approve/File)
    3. Standing Committee Meetings: B&F 08/20/15 (under separate cover), O&A 08/17/15, P&D 08/19/15 (Approve/File)

### **Unanimous Consent Calendar:**

1. PP2015-004: Petition of National Grid & Verizon joint pole locations re: Rear River Road to install a SVC cable in conduit from Pole 3766 in the Public Way 30' +/- to the property line of 23 Rear River Road (Refer P&D)

### **Items to be added/deleted from the Consent Agenda and Unanimous Consent Calendar:**

**Council President McGeary** removed Item 1 under "Information Only," to highlight the memorandum from General Counsel regarding advertising of proposed ordinance changes which came up at the last Council meeting. General Counsel held, as the President of the Council did at that time, that when a captioned matter is advertised for public hearing, amendments must pertain to the captioned matter that is before the Council. The memo said the Council can't advertise one section of the ordinance and then amend a different section of the ordinance that had not been advertised. He said he wished to highlight this opinion in order to set a precedent for future Councils should this matter arise in the future.

**By unanimous consent the Consent Agenda and Unanimous Consent Calendar was accepted as presented.**

### **Committee Reports:**

#### **Committee of the Whole: August 10, 2015**

**Councilor Lundberg** recounted that on Aug. 10 the Council met as the Committee of the Whole to take up the Administration's Request for Proposal (RFP) for the Fuller School site rather than referring it to all three of the Council's Standing Committees. The first of two motions from that meeting was presented as follows:

COMMITTEE RECOMMENDATION: On a motion by Councilor McGeary, seconded by Councilor Cox, the Committee of the Whole voted 8 in favor, 1 (Whynott) opposed, to recommend to the City Council under GCO Sec. 2-3(a)(2) the disposition by sale of the property known as Fuller School at 4 School House Road, Map 262, Lot 14.

### **DISCUSSION:**

**Councilor Lundberg** said there was a robust discussion on the disposition of the Fuller School site at the Aug. 10 meeting. He advised that the first discussion centered on whether the whole site be offered for disposition by sale or should a portion be reserved for future municipal use. The Administration pointed out that the Code of Ordinances prohibits the subdivision of a city-owned parcel before disposition, and as a result, the vote was 8 to 1 in favor of the disposition by sale for the Fuller School site as presented.

**Councilor Whynott** said the Fuller School was once the best built municipal building in the city but was treated disgracefully and is now in a greatly deteriorated condition. He said there are those that don't believe the building can only be torn down. He pointed out the situation at the school did not occur suddenly, and asked why the RFP was being "rushed" through the Council. He said there should be the flexibility of accepting bids on less than the full 10.5 acres and then put forward a motion to postpone action by the Council on the Fuller School site RFP for six weeks until the Council can amend the Code of Ordinances prohibiting them from subdividing the site. He said he had filed a Council Order to facilitate that amendment. He added that the Fuller School site at 10.5 acres is the last of its kind because of its size, location and condition of the land.

*Councilor Whynott moved to postpone this vote for six weeks in order to process an amendment to GCO Section 2-3 to allow the city to be able to subdivide the Fuller School parcel. Councilor Ciolino seconded the motion for the purposes of discussion.*

#### **DISCUSSION:**

**Councilor Whynott** said this discussion has been going on for 10 to 12 years, six of which he'd been a part of as a Councilor. He recalled he was involved with Councilors Verga, Hardy, and Tobey to try to save the building which he said he believed it could still be saved. He said even if the building can't be saved, he didn't believe the parcel should be put up for sale as a whole without a chance for someone to be able to buy only a portion of the property, adding that the city should save several acres for its own use. He said the city can't predict what will happen in the future, and this may be the last time the city sees such a large parcel in its possession. He said a postponement would give the city some flexibility as currently it is either/or.

**Councilor LeBlanc** said that he won't support Councilor Whynott's motion. The city doesn't have to accept bids that aren't appropriate to the city's needs, he noted. He asked that the RFP be released and to see what comes back. He recounted that the Administration had given the Council the example of the city of Beverly holding back acreage adjacent to Cummings Center for the purpose of a public safety building 18 years ago, and to date that that parcel remains empty. He also noted that Beverly had a school, not unlike Gloucester's Maplewood School, which was put out to bid that started at a market rate but ended up being sold for very little money after several RFP releases. He said that the city needs to do something now. He pointed out that a public safety building would take four acres to fully build out. Recounting he had recently been to the Fuller site he said, viewing the deterioration of the building, it may not be total tear down but that waiting two to three years, it could be a total tear down by then. He reiterated he would not support Councilor Whynott's motion saying they should release the RFP and see what the city gets back.

**Councilor Fonvielle** said he supported Councilor LeBlanc's comments. He said he received information from both the Fire and Police chiefs as to what their needs for a joint public safety building who told him they would need a minimum of 55,000 square feet for the building. He said the city would be remiss to build just to that size since that wouldn't take into account future city needs. He pointed out that is 1.5 acres just for the building and doesn't take into account the need for associated parking, green space, setbacks, sidewalks, and additional road coverage. Those requirements, he said, would require two to three additional acres. He said it would mean splitting the Fuller School site parcel in half which would make it much less attractive for sale to any developer.

**Councilor Ciolino** said at the Committee of the Whole meeting he spoke favorably for the idea for subdividing the Fuller School parcel, but that action has been postponed long enough. There is a need to move forward, and he would not support Councilor Whynott's motion, he said.

**Councilor Verga** said he would make a symbolic vote in support of Councilor Whynott's motion. He said the Council and the administration have to look at what is in the best interest of the city and not that of any particular bidder. If the city were to put aside a portion of the parcel for municipal use, suggesting it would be the soccer field, and if the field were not developed for five to ten years, he said, the city would still have the use of the field as a field for that period.

**Councilor Lundberg** he said he would not support the motion to postpone the matter six weeks. He pointed out that almost two years had passed since the Councilors ran for election and there was a non-binding referendum on the ballot. He said voters made their desires clear, and two years later nothing has been done. He said the city needs to move forward and that the current RFP is the right way to do it. He reminded the Councilors that the city doesn't have to accept a proposal if it isn't in the best interest of the city, but that the only way to know is to solicit and review proposals.

**Councilor Cox** said she would not support Councilor Whynott's motion, expressing her agreement with Councilor Lundberg that two years is a long time to delay getting an RFP to the Council. They should find out what could happen, she said, noting she was in favor of subdivision at one point but the city has to move forward and find out what can be offered.

**MOTION: On a motion by Councilor Whynott, seconded by Councilor Ciolino, the City Council voted by ROLL CALL VOTE 2 (Whynott, Verga) in favor, 7 opposed, to defer the disposition by sale of the property known as Fuller School at 4 School House Road, Map 262, Lot 14 for six weeks.**

**MOTION FAILS.**

**Councilor Whynott invoked City Charter Section 2-11(c).**

**Council President McGeary** explained that under Charter Section 2-11(c), Councilor Whynott, or any Councilor, can object to the taking of a vote the first time it is brought before the Council, known as a Charter Objection. This automatically postpones the matter of the Fuller School site RFP to the City Council meeting of Sept. 8.

**Councilor Whynott** suggested it would be appropriate to have a public hearing on this issue.

**Councilor Stewart** asked a process question to which **Council President McGeary** responded to.

Immediately thereafter **Councilor Lundberg** placed the second motion regarding the RFP minimum bid on the table but after a brief consultation with **Jim Destino**, Chief Administrative Officer, all discussion on the matter was halted due to the previous invoking of City Charter Section 2-11(c) because as the motion on the table was associated with the disposition of the Fuller School site.

**On a motion by Councilor Verga, seconded by Councilor Fonvielle, the City Council voted by ROLL CALL 9 in favor, 0 opposed, to continue the matter of setting the minimum bid for disposition by sale of the Fuller School site to September 8, 2015.**

**Council President McGeary** noted that if a minimum of four Councilors on September 8 object to taking up the vote on the disposition by sale of the Fuller School site, that matter can be continued for another five days under the Charter.

**For Council Vote:**

- 1. Ordinances & Administration Standing Committee Report of August 17, 2015 re: Amend c. 22, Sec. 22-270 "Parking prohibited at all times," Sec. 22-272 "Parking prohibited from May 1-September 15 Saturdays, Sundays, holidays" and Sec 22-291 "Tow-away zones" re: Atlantic Road (Cont'd from CCM 08/11/15)**

**Council President McGeary** asked that this matter be continued to the Council's Sept. 8 meeting so that the three motions associated with this matter along with a public hearing on other parking regulations on Atlantic Road under GCO Chapter 22 might be taken up together.

**MOTION: On a motion by Councilor LeBlanc, seconded by Councilor Verga, the City Council voted by ROLL CALL 9 in favor, 0 opposed, to continue the Atlantic Road parking matters to the City Council meeting of September 8, 2015.**

**Councilor Stewart departed the meeting at 7:30 p.m.**

**Budget & Finance: August 20, 2015**

Chair of the B&F Committee, **Councilor Cox**, asked that the Rules of Procedure of the Council be suspended in order to take a matter up from the B&F Committee's Aug. 20 meeting that did not come to the Council through the Consent Agenda, but directly from the City Auditor. **By unanimous consent, the Council gave its assent.**

COMMITTEE RECOMMENDATION: On motion by Councilor McGeary, seconded by Councilor Fonvielle, the Budget & Finance Committee voted 3 in favor, 0 opposed to recommend to the full City Council to accept under MGL c. 44, Sec. 53E-1/2 an amendment of the expenditure limit from \$7,000 to \$10,000 for the RFR (Radio Frequency Review) Study Revolving Fund #293013, for the purpose of receiving fees for a radio frequency study. The authorized officer of the Fund is the Community Development Director. The fund is credited from fees; expenditure limit is \$10,000; the balance is the available balance, and there are no restrictions to the Fund.

**DISCUSSION:**

**Councilor Cox** explained that this action is to increase in the spending limit of the RFR Study Revolving Fund (Personal Wireless Service Facility Radio Frequency study) for which the applicant is paying the fees. At the request of the Council a second study was commissioned and was why this revolving fund needed its expenditure limit raised in order to pay for the cost of the study.

**Councilor Fonvielle** pointed out that by adopting this higher expenditure limit the city doesn't incur any added costs, and it has no financial implications for the city.

**MOTION: On motion by Councilor Cox, seconded by Councilor Fonvielle, the City Council voted 8 in favor, 0 opposed, 1 (Stewart) absent, to accept under MGL c. 44, Sec. 53E-1/2 an amendment of the expenditure limit from \$7,000 to \$10,000 for the RFR Study Revolving Fund #293013, for the purpose of receiving fees for a radio frequency study. The authorized officer of the Fund is the Community Development Director. The fund is credited from fees; expenditure limit is \$10,000; the balance is the available balance, and there are no restrictions to the Fund.**

**Ordinances & Administration: August 17, 2015**

**Councilor Whynott** noted there were no matters for Council action under Committee Report.

**Planning & Development: August 19, 2015**

**Councilor Verga** noted there were no matters at this time for Council action from this meeting.

**Scheduled Public Hearings:**

1. **PH2015-2015-040: Amend GZO by amending Sections 2.3.1 Residential Uses, Section 2.4.4 & Sec. VI Definitions to change the permit granting authority of Three-Family Dwellings from the City Council to the Zoning Board of Appeals**

**This public hearing is opened and continued to September 8, 2015.**

2. **PH2015-041: Tax Increment Finance Agreement by and between the City of Gloucester and Mortillaro Lobster, Inc., 58-60 Commercial Street**

**This public hearing is opened at 7:36 p.m.**

**Those speaking in favor:**

**Sal DiStefano**, Economic Development Director, said that on behalf of Mayor Sefatia Theken he was presenting a TIF Agreement for acceptance between the city and Mortillaro Lobster, Inc. He explained that the acronym TIF stands for Tax Increment Financing, a municipal financial tool which is utilized to encourage development and investment in a city or town. After a project of significant size is completed, that property's taxes go up as a result of the improvement to it. A TIF is an agreement that forgives a portion of the incremental property tax of a business for a specific time frame at specific percentages. All TIF agreements have to be approved by the Commonwealth, he pointed out, and the city is working closely with the state's Office of Business Development.

He explained that: Mortillaro Lobster, Inc. was founded in 1986 and is located at 58-60 Commercial St. It is a wholesale processing and live lobster shipping company employs 24 people, 90 percent of whom reside in Gloucester. After the planned \$2.5 million expansion is complete, Mortillaro Lobster plans hire six new employees over the next five years. The company is a third-generation family-owned and operated concern, and is known as one of the largest live lobster shipping companies in the country. In 2014 Mortillaro Lobster handled 5.5 million pounds of live lobster for both domestic and international shipping. The company needs to expand to update its facility to remain competitive. The expansion will give the company a 40 percent increase in physical plant with a 35 percent increase in capacity and improve access and loading capacity and also establishing commercial dockage. **Mr. DiStefano** said that Mortillaro Lobster applied for a TIF. As a result, a TIF Committee convened to discuss the TIF, research the matter and to negotiate an agreement. The agreement reached was for a five-year term with declining percentages of 90 percent in Year 1, 75 percent in Year 2, 50 percent in Year 3, 25 percent in Year 4 and 10 percent in Year 5.

**Attorney J. Michael Faherty**, representing Mortillaro Lobster, Inc., offered his thanks to Mr. DiStefano for his assistance with the TIF application and the support from the Administration. He said that the Mortillaro Lobster project represents the largest and most significant investment in the Designated Port Area (DPA) in the commercial fishing zone of Harbor Cove. He said the project is significant in size and volume and that it is expected that Mortillaro Lobster will not just meet but likely exceed the previously stated employment figures.

**Those speaking in opposition: None.**

**Communications: None.****Councilor Questions:**

**Councilor Cox** asked what the estimated growth in the value of the property over the last few years was; what the city can anticipate from FY14 to FY15 an increase in property value, and how much will the city lose in tax revenue as a result of the TIF. **Mr. Destino** said that the portion of the increased assessment of the expansion project is what the TIF applies to, not the entire facility. He said the city isn't actually losing any money -- if Mortillaro Lobster hadn't embarked on this expansion project, with the incentive of the TIF to do this project, then the company wouldn't have increased the value of their facility and there would be no increased value to tax, he said. The estimate of additional value of the property due to the expansion of the facility is \$719,000. He added that the first year of the TIF would be applicable is Fiscal Year 2017. He said in the first year of the TIF, Mortillaro Lobster receives a 90 percent break on the taxes due on the \$719,000 (the estimate of the value of the improvements). He noted the \$719,000 valuation is an estimate and at the completion of the project the city will determine an actual assessed value of the portion of the facility that was expanded. The total dollar savings on the due to the TIF is less than \$27,000 over the five-year term. **Councilor Cox** said she understood that the TIF is applied only to that portion of the facility associated with the expansion. She said that a TIF should have been addressed at the start of the expansion project. **Mr. Destino** also highlighted that Mortillaro Lobster receives a \$9,400 tax break in the first year and \$1,100 in the fifth year of the TIF, which brings the estimated total tax savings to \$26,994.

**Councilor Verga** reiterated that Mortillaro Lobster are paying approximately \$20,000 annually in property taxes and the only savings to them is on the increase on the assessment for the expanded portion of the facility. He said the city isn't losing any money. **Mr. Destino** expressed his agreement and said it is hoped that this local TIF will be a model for the waterfront property owners to be encouraged to utilize in order to invest in their properties.

**Councilor Ciolino** noted that in order to be granted a TIF, a company has to create at least one new job, and that this TIF will require Mortillaro to create six new jobs over its five-year term. He asked how and who is going to check to make sure the jobs are created. **Mr. DiStefano** said that the Massachusetts Office of Business Development tracks job creation on annual basis. The city can check on the reported data. **Councilor Ciolino** asked if the city has revoked TIF's in the past. **Mr. DiStefano** said a TIF can be taken away if obligations are not fulfilled. **Councilor Ciolino** said he thought the five-year term was reasonable. He said any time the city agrees to a TIF it is an investment in the community. He said Mr. Mortillaro is doing a great job.

**Councilor Fonvielle** said that the TIF legislation mentions not only new job creation but retention of existing jobs, which in this case the six additional jobs would be a net gain, which **Mr. DiStefano** confirmed.

**Councilor Whynott** said he likes TIFs as a financial tool, and that any city with a nine percent industrial sector should be actively encouraging businesses to utilize this financial too. He said he believed if the Council votes in favor of this TIF, a business could pursue a TIF from the state, which typically is a larger tax break that what is gained from a local TIF. In this case, it is local incentive only, **Mr. DiStefano** noted, but said it is hoped this TIF encourages investment in the city's working waterfront and other areas of the city not just the DPA, and also promotes investment in the city from businesses looking to locate here.

**This public hearing is closed at 7:50 p.m.**

COMMITTEE RECOMMENDATION: On a motion by Councilor Fonvielle, seconded by Councilor McGeary, the Budget & Finance Committee voted 3 in favor, 0 opposed, to recommend that the City Council approve a TIF (Tax Increment Financing) Agreement between Mortillaro Lobster, Inc., 58-60 Commercial Street, and the City of Gloucester.

**DISCUSSION:**

**Council President McGeary** expressed his support of the TIF between Mortillaro Lobster, Inc., and the city, agreeing with Councilor Whynott that a TIF can be a useful tool. He pointed out when the city opened up the harbor plan to new uses last year, it had been said it would create a preference for new businesses at the expense of existing businesses. He noted the Mortillaro TIF represents the city investing in a DPA-centered, Marine/Industrial business which is a core business of the city. He said the Mortillaro TIF is an example of a business using a tool that allows them to expand operations and bring jobs to the city -- a very good use of the Council's power to grant TIFs.

**MOTION: On a motion by Councilor Cox, seconded by Councilor Fonvielle, the City Council voted by ROLL CALL 8 in favor, 0 opposed, 1 (Stewart), absent, to approve a TIF (Tax Increment Financing) Agreement between Mortillaro Lobster, Inc., 58-60 Commercial Street, and the City of Gloucester.**

**3. PH2015-042: SCP2015-005: Friend Street #65, Assessor's Map #51, Lot #21, GZO Sec. 2.3.1(4)a (GZO 2008 2.3.1.(7)) to allow petitioner to maintain an existing five unit dwelling**

**This public hearing is opened at 7:52 p.m.**

**Those speaking in favor:**

**Attorney Patricia Johnstone**, representing Anthony Parco, Trustee of the 65 Friend Street Realty Trust, explained that this is a repeat application previously permitted by Zoning Board of Appeals and the City Council but there had been a fire at her place of business and so the matter was not brought to its conclusion.

**Ms. Johnstone** then reviewed the six criteria for a Special Council Permit under GZO Sec. 1.8.3:

1. Social, Economic or Community Need: There is an economic need for the property owner to renovate his fifth dwelling unit. It has been vacant for several years. Renovating it into a studio apartment will bring new tenants and provide a rental unit.
2. Traffic Flow and Safety: Traffic flow and safety will be minimally affected with the addition of a studio apartment. There is ample off-street parking for all five dwelling units which means there will be no extra cars looking to park on Friend Street.
3. Adequacy of Utilities and Other Public Services: The locus is served by municipal water and sewer.
4. Neighborhood character and social structure: The neighborhood is a high density residential zone consisting of multi-family homes. There will be no exterior changes to the building or property. This structure is in keeping with the neighborhood.
5. Qualities of the Natural Environment: The natural environment will not be altered because there will be no external renovations done to the structure.
6. Potential Fiscal Impact: The addition of a newly renovated unit would increase property taxes and add another family to the Friend Street neighborhood.

**Those speaking in opposition: None.**

**Communications: None.**

**Communication by the Public: John Fiandaca**, a Trustee the 67 Friend Street Trust, 337 Pearl Hill Road, Fitchburg, noted that there is a tree on the 65 Friend Street property which overhangs 67 Friend Street's roof. He asked if it was possible to have the applicant remove the tree. **Ms. Johnstone** said she was willing to discuss the matter with Mr. Fiandaca.

**Councilor Questions:**

**Councilor Ciolino** noting that there is concern about a tree received a verbal acknowledgement from **Ms. Johnstone** that she is arranging a meeting about the tree Saturday, Aug. 29, on the property.

**This public hearing is closed at 7:58 p.m.**

COMMITTEE RECOMMENDATION: On a motion by Councilor LeBlanc, seconded by Councilor Lundberg, the Planning & Development Committee voted 3 in favor, 0 opposed, to recommend that the City Council grant a Special Council Permit (SCP2015-005) for Friend Street #65, Anthony Parco, Trustee, 65 Friend Street Trust, owner, to allow for a five-unit residential building to remain as it stands at Friend Street #65, Gloucester, Massachusetts, Map 51, Lot 21, zoned High Density Residential (R-5) pursuant to GZO Sec. 2.3.1(4)a (GZO 2008 Sec. 2.3.1(7)), Conversion to, or new multi-family or apartment dwelling, four to six dwelling units as shown on a plan, "Sketch" Registry of Deeds Book 22338, Page 174 (Southern Essex Registry of Deeds). The application is deemed in harmony with the intent and purpose of the Zoning Ordinance governing Special Council Permits under GZO Sec.1.8.3.

**DISCUSSION:**

**Councilor Verga** advised the Council that the Special Council Permit application met the standards found under GZO Sec. 1.8.3 as noted in the P&D Committee minutes of Aug. 19 and as noted by the applicant's attorney this evening.

**MOTION: On a motion by Councilor Verga, seconded by Councilor LeBlanc, the City Council voted by ROLL CALL 8 in favor, 0 opposed, 1 (Stewart) absent, to recommend that the City Council grant a Special Council Permit (SCP2015-005) for Friend Street #65, Anthony Parco, Trustee, 65 Friend Street Trust, owner, to allow for a five-unit residential building to remain as it stands at Friend Street #65, Gloucester, Massachusetts, Map 51, Lot 21, zoned High Density Residential (R-5) pursuant to GZO Sec. 2.3.1(4)a (GZO**

**2008 Sec. 2.3.1(7)), Conversion to, or new multi-family or apartment dwelling, four to six dwelling units as shown on a plan, "Sketch" Registry of Deeds Book 22338, Page 174 (Southern Essex Registry of Deeds). The application is deemed in harmony with the intent and purpose of the Zoning Ordinance governing Special Council Permits under GZO Sec.1.8.3.**

**Unfinished Business: None.**

**Individual Councilor's Discussion including Reports by Appointed Councilors to Committees: None.**

**Councilors' Requests to the Mayor:**

**Councilor Cox** invited the public to a meeting on Thursday, Aug. 27 at the Sawyer Free Library at 6 p.m. It is the last meeting on the Action Inc. affordable housing project slated for the former Cameron's Restaurant site on Main Street. She also encouraged candidates for the City Council to attend future Budget & Finance Committee meetings. She wished everyone a happy Labor Day weekend and a happy birthday to her friend, Jess Biker. [NOTE: The meeting on the Cameron's housing proposal was subsequently moved to the Rose Baker Senior Center.]

**Councilor Lundberg** reminded the community that during Labor Day Weekend there is the wonderful celebration of the city, the Schooner Festival and related activities.

**Councilor Whynott** said he took an unpopular vote this evening and asked constituents who contacted him about the disposition of the Fuller School to contact the rest of the Council and the Administration to express their opinions.

**Councilor Ciolino** said the Columbia, a 141-foot steel-hulled replica of the 1923 Gloucester fishing/racing yacht will arrive this Thursday and be anchored in the harbor for two weeks. He also noted that the USS Fort McHenry, a 610-foot naval vessel will arrive in Gloucester Harbor on Friday, Sept. 4 and depart on Tuesday, Sept. 9. It will be anchored in the Pancake Ground (southeast harbor) area, asked the city's residents to give a warm Gloucester welcome the sailors. He also noted that during the Schooner Festival weekend the last downtown Block Party will take place the evening of Fri., September 4.

**Councilor Fonvielle** reminded the public that this Saturday is the Magnolia 5K and 1K Fun Run Road Races beginning at 10 a.m. starting at the Magnolia Library. He also wished his son, Jonathan, a happy 23<sup>rd</sup> birthday.

**Councilor Verga** said that between 6 and 8 p.m. the evening of the last Block Party near the Cape Ann Savings Bank there'll be a band, The Wave that plays the greatest hits of the 1980's for whom he plays bass guitar.

**Council President McGeary** highlighted the Overdose Vigil, an annual event taking place on Monday, Aug. 31 starting at 6:30 p.m. on Stacy Boulevard adjacent to the Blynman Bridge. This year when the city has had deaths attributed to drug overdoses, and as a city having set a national standard with the Angel Program that started under the auspices of Police Chief Leonard Campanello, he said it was important to take note of the scourge of addiction and how the city is trying to deal with it. This vigil is a remembrance of those who have died is a symbol of hope, and for those who are alive wrestling with this issue.

**A motion was made, seconded and voted unanimously to adjourn the meeting at 8:10 p.m.**

**Respectfully submitted,**

**Dana C. Jorgensson  
Clerk of Committees**

**DOCUMENTS/ITEMS SUBMITTED AT MEETING:**

- **Statements under Oral Communications by Valerie Gilman and Linda Brayton**