

At a meeting of the Town Council holden in and for the Town of Gloucester on October 17, 2024

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; Walter M.O. Steere, III; Jonathan E. Burlingame; 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; G. Mosca, EMA Director; G. Trembl, DPW Director; K. Scott, Town Planner; J.Delprete, Chief Gloucester Police

III. Pledge of Allegiance

Councilor W. Worthy asked all to please stand and 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 please step to the microphone and state your name when called on.

None

V. Consent Items- Discussion and/or Action

- A. Approval of Town Council Minutes: Regular meeting of October 3, 2024
- B. Tax Assessor's Additions and Abatements- September 2024
- C. Finance Director's Report- September 2024

MOTION was made by Councilor J. Burlingame to APPROVE the Town Council minutes of October 3, 2024; to APPROVE the ADDITIONS to the 2024 Tax Roll in the amount of \$ 4,944.36; and the ABATEMENTS to the 2024 Tax Roll in the amount of \$2,420.35 ; and to ACCEPT the Finance Director's Report for September 2024; ; seconded by Councilor C.Greathouse

Discussion: None

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

VI. Unfinished Business

- A. ARPA Funds
  - 1. Obligate ARPA Funds: Project #53, an additional \$24,000 towards purchase of a first line Police Vehicle - Discussion and/or Action

MOTION was made by Councilor W.Steere to obligate to Project # 53, an additional \$24,000 towards purchase of a first line Police Vehicle; seconded by Councilor J.Burlingame

Discussion: None

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

MOTION PASSED

VII. New Business

A. Annual Town Council Meeting Calendar- Amendment- Discussion and/or Action

Councilor W. Worthy stated that Council briefly discussed whether to amend the annual calendar by eliminating their first meeting of November due to staff work related to the election.

Councilor W. Worthy stated that the General Election preparation, voting, and follow up tabulation takes all week. Councilor W. Worthy asked if any Councilors agree to eliminate the one meeting, and if so then we will need a vote to amend the calendar.

MOTION was made by Councilor J. Burlingame to AMEND the Annual Meeting Calendar by eliminating the Town Council meeting of November 7, 2024; seconded by Councilor C. Greathouse

Discussion: None

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

MOTION PASSED

B. Comprehensive Community Plan- Proposed Amendments- 1<sup>st</sup> Reading- Discussion and/or Action

Councilor W. Worthy stated that the Comprehensive Plan and the Zoning Ordinance amendments require a first reading. Councilor W. Worthy stated that the subdivision regulation amendments just require notice to Council for Council input prior to the Planning Board Public Hearing. Councilor W. Worthy stated that at the meeting of September 19, 2024 the following memo was read into the record to explain the process the Planner is working on and this is now the first part of the process.

Councilor W. Worthy read the September 19, 2024 memo from the Town Planner regarding this process as follows:

To: Town Council Members  
From: Karen Scott, Town Planner  
Date: September 17, 2024  
Re: Proposed Amendments to the Gloucester Code of Ordinances related to

## Housing and Land Use

The Town of Gloucester, along with all Rhode Island municipalities, are required to amend their local land use regulations in response to enabling legislation that was passed in 2023 and 2024 by the General Assembly. The Planning Board has been working diligently and has finalized amendments to the following sections of our ordinances and regulations:

### 1. **Zoning Ordinance**

- Definitions
- Notification
- Modifications
- Variances
- Development Plan Review
- Unified Development Review
- Adaptive Reuse
- Substandard Lots of Record
- Comprehensive Permit for Low and Moderate Income Housing

### 2. **Subdivision Regulations**

- Certificate of Completion
- Minor Subdivision and Land Development Project
- Major Subdivision
- Design Requirements
- Unified Development Review
- Administration
- Appeals
- Definitions
- Development Plan Review
- Procedures

### 3. **Comprehensive Plan**

- Growth Centers

The Planning Board worked with Weston and Sampson, a consultant we hired using a Municipal Technical Assistance grant to draft the language. In all sections that are amended, we attempted to maximize public participation and public notice in compliance with the new legislation.

The Planning Board has begun the process of moving these amendments through the approval process on the following schedule:

1. Zoning Ordinance Amendments
  - a. First Reading before Town Council on 10/17/24
  - b. Advisory Opinion before Planning Board on 11/12/24
  - c. Public Hearing before the Town Council on 11/21/24
2. Comprehensive Plan Amendments
  - a. First Reading before Town Council on 10/17/24
  - b. Advisory Opinion before Planning Board on 11/12/24
  - c. Public Hearing before the Town Council on 11/21/24
3. Subdivision Regulations

- a. Notice and request for input from the Town Council on 10/17/24
- b. Public Hearing before the Planning Board on 11/12/24

I just wanted to make the Town Council aware of these upcoming changes and hearings. I'm happy to answer any questions related to this information  
(end of memo)

Discussion: K.Scott, Town Planner, stated that two documents are first readings and the third document is notice for input from the Council as advisory to the Planning Board. K.Scott stated the first reading documents are the Comprehensive Plan and the Zoning Ordinance. K.Scott stated that the proposed changes to the Comprehensive Plan are to designate two types of growth centers. K.Scott stated that one type of growth center is commercial and the other type is mixed use which includes the Village District. K.Scott stated that these proposed designations maximize commercial review in front of the Planning Board to insure the public maintains access to all these decisions.

MOTION was made by Councilor C. Greathouse to ACCEPT a first reading for the proposed amendments to the Comprehensive Community Plan and set a Public Hearing Date of November 21, 2024; seconded by Councilor J. Burlingame

Discussion: None

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

MOTION PASSED

- C. Gloucester Code of Ordinance- Chapter 350, Zoning , Proposed Amendments- 1<sup>st</sup> Reading - Discussion and/or Action

Discussion: K. Scott stated the proposed changes in definitions, to develop plan review, dimensional variance, land development projects were all addressed to be consistent with the new state law.

1. K. Scott stated that under Administration and enforcement, notification to abutters will now be by first class mail and not by certified mail; and, that notice in the newspaper can be in one of local circulation instead of general circulation to be consistent with RI General laws.
2. K. Scott stated that under Administration and enforcement, modifications by the Zoning Official used to be optional, and now they are required. K. Scott stated that this means modifications are now allowed by the Zoning Official administratively of up to fifteen percent. K.Scott stated that as an example, if the setback is 50 feet, the Zoning Official can grant a modification, after making certain findings, of up to 15 percent without going to the Zoning Board. K.Scott stated that if the Zoning Official makes those findings then all

property that touches the property the modification is on will get a notice and those abutters have 14 days to object. K.Scott stated that if there are no objections then the modification is granted. K.Scott stated that if someone objects or if the Zoning Official did not make the required findings then it goes to the Zoning Board as a variance. K.Scott stated that prior to this proposal, everyone went before the Zoning Board for a variance.

3. K.Scott stated that under administration and enforcement, variances to be granted required certain findings by the Zoning Board. K.Scott stated that the new state law has removed two of those prior required findings. K.Scott stated that historically , the Zoning Board could deny a variance if the request was to obtain financial gain. K.Scott stated that this required finding has been removed. K.Scott stated that the second required finding that has been removed is that the relief being granted be the least relief necessary.
4. K.Scott stated that under Special Regulations- Development Plan Review has been removed in its entirety from the Zoning Ordinance and relocated to Subdivision Regulations.
5. K.Scott stated that under Special Regulations- Unified Development Review the option for the review is now required. K.Scott stated that the proposal requires the Planning Board to also act as the Zoning Board if an applicant needed to be before both boards. K.Scott stated that before, if an applicant needed both Planning Board and Zoning Board reviews then the applicant would be before each board separately. K.Scott stated that now the applicant is before just the Planning Board.
6. K.Scott stated that under Adaptive Reuse that there is a typo which she will correct before the Public Hearing. K.Scott stated the section should read 350-58.3. K.Scott stated that this section allows the reuse of an existing structure to a different use regardless of the zoning district, as long as 50 percent of the floor area is dedicated to residential uses. K.Scott stated that essentially any vacant building anywhere can be reused as residential and commercial or all residential, no matter the zoning district provided that 50 percent of the floor area is dedicated to residential. K.Scott stated that this section also has requirements fo density, dimensions, parking uses, design, affordable housing requirements. K.Scott stated that this section also gives minimum density requirement of 50 units per acre. K.Scott stated an example of a big box store in a city being used in this way so long as 50 percent of the use was residential.
7. K.Scott stated that under non conforming uses the town has regulations that allowed decreased setbacks and increased lot coverage on undersized lots. K.Scott stated that the proposal repeals our current language and replaces it with the state required language. K.Scott stated that this means a substandard lot of record ,which is one that does not meet the minimum lot size for the district , can have the set backs lessened and the lot coverage increased by the same proportion by which the lot is undersized. K.Scott stated as an example: if a lot in an A-4 (4 acre) district is only 2 acres then that lot is 50 % of the required 4 acre lot so it can now have a decrease in setbacks by 50 % and an increase in lot coverage by 50% by right. K.Scott stated that another example would be a 10,000 square foot lot could potentially have very tiny setbacks. K.Scott stated there is no wiggle room in this state law. K.Scott stated that it is a straight calculation and there is no customization on the municipality's part.
8. K.Scott stated that merged lots occur when there are 2 or more lots that are under 30,000

square feet which are contiguous and under the same ownership. K.Scott stated that this new section now prevents this type of merger if the substandard lot has an area greater than or equal to the average of 50 % of the lots within 200 feet.

J.Fecteau, Town Clerk, asked if the lots that have already merged will remain merged.

K.Scott stated that she believes so.

9. K.Scott stated that under Comprehensive Permits for Low and Moderate Income Housing changes are being proposed to be consistent with state law as to letters of eligibility, meeting local housing needs, monitoring agents, application procedures, subsidies, density bonuses, parking, number of bedrooms, how decisions can be made, and how applications can be accepted or denied.

K.Scott stated that these zoning changes are a lot and that the Planning Board has been working on these for about a year. J.Fecteau stated that there will be a Public Hearing but asked if it really mattered. K.Scott stated that she encourages any and all who are concerned to contact their legislator as they are the ones that make the laws. K.Scott stated that these laws have already been passed.

Councilor W. Steere stated that is why the Planning Board is proposing these changes to help address the new laws. Councilor W. Steere stated that there was no choice. Councilor J. Burlingame asked if the League of Cities and Towns tried to fight these proposals. K.Scott stated that they tried. Councilor W. Steere stated that many town planners also tried to fight these proposed laws. K.Scott stated that these new laws treat all cities and towns the same without exception. J.Fecteau stated that K.Scott tried to fight these laws and J.Fecteau stated her thanks.

MOTION was made by Councilor J.Burlingame to ACCEPT a 1<sup>st</sup> Reading for the proposed amendments to the Gloucester Code of Ordinance, Chapter 350, Zoning Ordinance and set a Public Hearing date for November 21, 2024; seconded by Councilor C. Greathouse

Discussion: None

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

MOTION PASSED

- D. Subdivision Regulations- Proposed Amendments- Notice to Council-Discussion and/or Action

Councilor W. Worthy stated that Subdivision Regulations are amended after notice to Council and a Public Hearing of the Planning Board

Discussion: K.Scott stated that the Planning Board is proposing changes to the subdivision Regulations and seeks an advisory opinion from Council. K.Scott stated that Council can make

written input to the Planning Board at the Public Hearing in December.

K.Scott summarized the proposals to the various regulations . K.Scott stated that these are just the first round of proposals and that there will be two more rounds expected. K.Scott stated that if anyone had any comments as to the subdivision regulations to send them to J. Fecteau or to her and they will forward to the Planning Board.

MOTION was made by Councilor J.Burlingame to ACKNOWLEDGE the proposed amendments to the Subdivision Regulations and forward approval or issues to the Planning Board for their Public Hearing on November 12, 2024; seconded by Councilor C. Greathouse

Discussion: None

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

MOTION PASSED

Discussion: Councilor S. Arnold stated his thanks to all for getting these grants and his appreciation for the Senior Center Director's use of the grants.

E. Boards and Commissions

1. Appointments- Discussion and/or Action

a. Historic District Commission- Discussion and/or Action

1. Position # 3- 3 year term to expire 10/31/2027

Councilor W. Worthy stated that this position is for the expired term of Neil Esposito. Councilor W. Worthy stated that the Chair has indicated all members whose terms have expired wish to be reappointed.

MOTION was made by Councilor C.Greathouse to REAPPOINT Neil Esposito to the Historic District Commission , Position # 3 , for a 3 year term to expire 10/31/2027; seconded by Councilor J. Burlingame

Discussion: None

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

MOTION PASSED

2. Position # 4- 3 year term to expire 10/31/2027

Councilor W. Worthy stated that this is for the expired term of Stephanie Kain.

Discussion: Councilor W. Steere questioned if S. Kain can be appointed as she is also a town

employee. D. Iglizzi, Town Solicitor, stated his recommendation that the motion be made subject to confirmation that there is no prohibition in the charter .

MOTION was made by Councilor J. Burlingame to REAPPOINT Stephanie Kain to the Historic District Commission , Position # 4 , for a 3 year term to expire 10/31/2027 subject to confirmation that there is no prohibition in the charter ; seconded by Councilor W.Steere

Discussion: None

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

MOTION PASSED

3. Position # 5- 3 year term to expire 10/31/2027

Councilor W. Worthy stated that this is for the expired term of Clayton Lanphear.

MOTION was made by Councilor C. Greathouse to REAPPOINT Clayton Lanphear to the Historic District Commission , Position # 5 , for a 3 year term to expire 10/31/2027 subject to confirmation that there is no prohibition in the charter ; seconded by Councilor J. Burlingame

Discussion: None

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

MOTION PASSED

4. Alternate- 1 year position to expire 10/31/2025

Councilor W. Worthy stated that this is for the expired term of LeeAnn Lyons.

MOTION was made by Councilor C.Greathouse to REAPPOINT LeeAnn Lyons to the Historic District Commission , for the Alternate - 1 year term to expire 10/31/2025; seconded by Councilor J. Burlingame

Discussion: None

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

MOTION PASSED

b. Zoning Board- Discussion and/or Action

1. Position # 5- 5 year term to expire 10/2029

Councilor W. Worthy stated that this item is for the expired term of Chairman Gregory Meinertz.



Councilor W. Worthy stated that the Chair wishes to be reappointed.

MOTION was made by Councilor C. Greathouse to REAPPOINT Gregory Meinertz to the Zoning Board, Position # 5, for a 5 year term to expire 10/2029; seconded by Councilor J. Burlingame

Discussion: None

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

MOTION PASSED

- F. Leja Field- Improvements proposed by Gloucester Little League- Discussion and/or Action

Councilor W. Worthy stated that the Clerk received the following request to the Council from the Gloucester Little League which he read as follows:

Hi Jean,

This is Paul McKenney with the Gloucester Little League. I hope all is well.

Can we request to be added to the agenda for the Town Council's meeting next week (10/17)? We'd like to request permission from the Council to have some renovations done to the infield at Leja Field?

This request is not a financial request. Nor is it a request for the town to perform the work. This is just a request for permission for us to do some work to the field, as it is a town field.

When it rains, the infield floods for days because of the poor quality infield mix and grading of the field. Any rain typically renders the field unplayable for days, because it does not drain properly. We'd like to remove the current top layer of clay infield mix, regrade the infield, and then add a better surface drainage infield. We believe this renovation will be a much-needed improvement to the town's field.

Please let us know if we can be added to next Thursday's agenda.

Thank you,

Paul McKenney (end of memo)

Discussion: P. McKenney, Gloucester Little League, stated that the field floods, does not drain properly, is not pitched properly and has a lot of clay. P.McKenney stated that J.R.Vinagro Corp. Has offered to perform the services and supply the needed material. P.McKenney stated that the work on the infield is expected to take a few days and there would be no work to the outfield.

A.Wachter, Gloucester Little League, stated that J.R. Vinagro Corp. Has supplied an insurance certificate and included the Town as a named insured. D.Iglioizzi stated he reviewed the insurance certificate and was satisfied.

Councilor S. Arnold stated that he has spoken with the DPW Director and he has no objections.

Councilor S. Arnold stated a suggestion that the Little League coordinate with DPW and J.R. Vinagro.

MOTION was made by Councilor S. Arnold to APPROVE the donated work and improvements to Leja Field based on the provision that the solicitor is satisfied as to the insurance coverage and there is communication with the DPW Director ; seconded by Councilor J. Burlingame

Discussion: None

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

MOTION PASSED

G. ARPA Funds- Deobligate \$20,000 from ARPA Project # 8 Police station Tower-  
Discussion and/or Action

Discussion: Chief Delprete stated that the department applied for a grant towards the tower and they are waiting to hear. Chief Delprete stated that if they do not get the grant or even if they do, he will probably have to ask for capital funding. Chief Delprete asked for an agenda item on the next agenda to request additional funding for the tower.

MOTION was made by Councilor J. Burlingame to Deobligate \$20,000 from ARPA Project # 8 Police Station Tower; seconded by Councilor S. Arnold.

Discussion: None

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

MOTION PASSED

H. ARPA funds- Obligate ARPA funds: Obligate \$20,000 to New project- Security  
fence and dispatch renovations- Discussion and/or Action

Discussion: Chief Delprete stated that these funds would be used towards payment of a security fence with the balance of payment coming from the cop's grant the department received. Chief Delprete also stated that the DPW has done a great job in clearing the property.

MOTION was made by Councilor J. Burlingame to OBLIGATE ARPA funds in the amount of \$20,000 to a new project, Security Fence and Dispatch renovations at the glocester Police Department; seconded by councilor S. Arnold

Discussion: None

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

MOTION PASSED

I. Fiscal 2024 Fund Balance Reassignment- Discussion and/or Action

MOTION was made by Councilor J. Burlingame to TRANSFER \$3,000 back into the FY24 building and Zoning Department budget from previously approved set aside; seconded by Councilor W. Steere

Discussion: None

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

MOTION PASSED

J. Authorization for Signature

1. RIDOT Municipal Road and Bridge Program- Discussion and/or Action

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

To: Town Council Members

From: Karen Scott, Town Planner Gary Treml, DPW Director

Date: October 15, 2024

Re: RIDOT Municipal Road and Bridge Program

In July 2023, RIDOT introduced the Municipal Road and Bridge Program. This program provided \$20 million in funding for municipal roads, sidewalks and bridges. This program requires a 67% local contribution with a 33% contribution from the state. The program was renewed for FY 25. The Town of Gloucester is eligible to receive \$184,211 in state funds but required to match that amount with \$368,422 in local funds, which can include personnel that work on the identified road construction projects. The total roadway investment would be \$552,633. Construction projects must be completed by October 31, 2026. Gloucester DPW has completed projects on Tourtellot Hill Road, Willie Woodhead Road and Spring Grove Road using FY 24 RIDOT Municipal Road and Bridge funds. Potential roads for the FY 25 funding include Chestnut Oak Road, Wilmarth Road and Joe Sweet Road. The request is authorization for the Town Council President, Finance Director, and Town Solicitor. to sign the RIDOT Municipal Road and Bridge Agreement in order for Gloucester to be eligible to utilize these funds on road construction projects. (end of memo)

Discussion: None

MOTION was made by Councilor J. Burlingame to AUTHORIZE the Town Council President to sign the FY 25 RIDOT Municipal Road and Bridge Agreement; seconded by Councilor W.

Steere

Discussion: None

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

MOTION PASSED

VIII. Legislative Updates - Discussion and/or Action

Councilor W. Worthy asked if anyone has any legislative updates or suggestions.

None

IX. Town Council Correspondence/ Discussion

Councilor W. Worthy asked if any Councilors have any correspondence or a discussion item.

Councilor W. Worthy stated that Council received correspondence from a Mr. Howard Tucker which he read as follows:

Submitted By: Howard F. Tucker III Resident:

366 Pine Orchard Rd Chepachet, RI 02814

Plat 10 Lot 34 Mailing Address:

P.O. Box 32

Chepachet, RI 02814

To: the Glocester Town Council

In Care Of: The Glocester Town Clerk

288 Pine Orchard Road Plat map 10 lot 193 was varianced from adjacent lot 27 for single family home construction by Tom Keating who bought the property from the Hopkins family. The severity of the property in topography geology and hydrology in its entirety restricted this marginally oversized lot to one single family home construction before being varianced. The present owner of varianced lot 193 Bobby Lee built a large single family home that can only be described as tenement style with a doubledecker wrap around porch. There are 5 drain vent pipes protruding from the back roof. In the summei- of 2018 Bobby Lee began work on a detached garage unit. The severity of the land required extensive site preparation with massive jack-hammering excavation on this ledge that went on for weeks prompting multiple inquiry to the Glocester Building and Zoning office as too purpose by others in the community nearby. Plat 10 Lot 34 366 Pine Orchard Road shares a property line with 288 Pine Orchard Road too which a continuously maintained a path comes close to the property line where this development is in full view. When I made inquiry to the Building and Zoning office it was after this rock fracturing process had struck water in a subterranean section of the foundation and pumps were being used in evacuation. The Zoning and Building officer Ken Johnson now

retired informed me this was a garage construction quickly producing the blue print seemingly at hand for the ensuing parade of inquiry. I remarked that its foot print was larger than the house and he agreed. By the Fall of 2018 the foundation was decked capped and the four large garage bay doors installed. Construction resumed in the spring of 2020 rising on top of the garage as a supersized full dorm cape style construction and then some megaplex. Once again I contacted the Building and Zoning office for an explanation and since none was forthcoming I contacted the Town Clerks office. When finally I talked to building and zoning administrator Ken Johnson he informed me the garage was for antique cars and the 2000+ square foot windowless void built on the previously decked and capped 4 large bay garage was to be a gymnasium. There is a full dorm roof construction above that with three large gabled windows south facing. The

windowless void is presently covered with Ty-par underlayment and siding installed elsewhere with a solar array installed on brackets south facing below gabled eaves approximately two feet wide running the length of the building. This is a very secluded site only partially visible from Pine Orchard Road when the leaves are off the trees. After the Rhode Island State Assembly passed a bill to change zoning throughout the State then signed by the Governor I checked back with the Building and Zoning office to see how this would effect this development and was told that Bobby Lee and his wife signed a letter promising not to develop this construction into residential building space. I do not believe this said signed letter to be legally binding lacking any credibility in and of itself or why it even exists at all. Bobby Lee is a builder and developer who lives elsewhere. This property is being maintained by a property management company and will likely be developed into a multi residential housing complex as is its design as well as destroying the integrity of Gloucester's zoning laws. This property sits above a very extensive spring system with a spring pool bordering on and conjoining Lot 26 along Pine Orchard Road and cannot support the septic field required for this density of development which is why zoning laws exist.

Recent contact with the Building and Zoning office and telephone conversation with Dennis Begin regarding the status of Lot 193 in all its nebulousi prompted submission of this letter to the Town Council through the Town Clerk. Investigation into this matter with Building and Zoning too which responsive discussion concerning remedy regarding unlawful overbuild as well status of present zoning laws is requested.

Signed: /s/ Howard F. Tucker ,III

October 15, 2024

(end of memo)

No Action Taken by Council

#### X. Department Head Reports/Discussion

Councilor W. Worthy asked if any Department Heads had anything to report or if any Councilors had any questions for Department Heads.

None

XI. 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 Boards and commission members.

None

XII. Open Forum

Councilor W. Worthy asked if anyone had anything to discuss on any other subject and if so, to please state your name when you come to the microphone.

1. F. Naylor, resident, stated an issue he is experiencing in trying to put in a solar field on his property that is in a designated floodplain with which he disagrees. F. Naylor stated he has not heard back from the Building Official. J.Fecteau stated a suggestion for F. Naylor to contact T. D'angelo for help in possibly removing the property from the flood map. D.Igliozi stated that the Council cannot solve this problem as it is a federal issue. Councilor W. Worthy stated he would contact the Building Official to let him know Councilor S. Arnold will be in touch.

2. J.Gross, resident, stated his concerns as to the speeding on Money Hill Road. Chief Delprete stated that he did increase the traffic post in this area but that the officers were not getting the increase in speed that was being described. Chief Delprete stated that he could place the electronic speed sign in the area and that he will address the issue again.

XIII. Seek to Convene to Closed Executive Session Pursuant to: R.I.G.L. 42-46-5(a)(1) Sessions pertaining to discussion of the job performance, etc. – (employee notified) Discussion, consideration, vote, or other action by Town Council

MOTION was made by Councilor S. Arnold to REMOVE Closed Executive Session from the table; seconded by Councilor J. Burlingame

Discussion: None

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

NAYS- 0

MOTION PASSED

XIV. Reconvene Open Session - Disclosure of votes taken in Executive Session & Consideration of the Sealing of Minutes - Discussion and/or Action

No Action Taken by Council

XV. Adjourn

MOTION was made by Councilor W. Steere to ADJOURN at 8:52 PM; seconded by Councilor J. Burlingame

Discussion: None

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

MOTION PASSED