**GLOUCESTER CITY COUNCIL MEETING**
**Tuesday, October 13, 2026 – 6:30 p.m.**
**Gloucester City Hall - Kyrouz Auditorium**
**9 Dale Avenue, Gloucester, MA 01930**
**and**
**Remotely via Zoom**
**-Minutes-**

**Councilors Present: Council President, Councilor Tony Gross; Council Vice President, Councilor Sean Nolan; Councilor Jason Grow; Councilor Scott Memhard; Councilor Patti-Ann Page (remote); Councilor Hannah Kimberley; Councilor Francesco Margiotta; Councilor Dylan Benson; Councilor Marjorie Grace**

**Also Present: CAO Kelly Dolan (remote); City Clerk, Grace Poirier; Auditor, Kenny Costa (remote); Interim Police Chief Michael Gossom**

*This meeting was conducted with the City Council in person and the public participating in person and remotely via Zoom.*

**Meeting called to order at 6:32 p.m.**

**Councilor Gross** stated the following:

"This public meeting of the City Council is recorded on zoom with a link that is posted on the agenda. If you are calling in on a phone, you can press Star 9 to request to speak. If you are watching on a computer or device, there is a "raised hand" button that you can tap or press to request to speak. Please use either of these options during oral communications and public hearings to be recognized to speak.

If technical difficulties arise and the Zoom link is interrupted during an in-person hybrid meeting of the City Council and a quorum is present, the meeting may continue after efforts have been made to reestablish the link. The minutes shall note the interruption.

It is the finding of the City of Gloucester that no individual should be denied equal treatment or opportunity because of their age, ancestry, color, disability, including intellectual and developmental mental disability, family status, immigration status, gender identity or expression, military status, marital status, national origin, race, religion, sex or sexual orientation."

**FLAG SALUTE AND MOMENT OF SILENCE:** **Councilor Memhard** led the flag salute. There was a moment of silence for DPW worker John George.

**ORAL COMMUNICATIONS:** None.

**PRESENTATIONS/COMMENDATIONS:** None.

**CONFIRMATION OF NEW APPOINTMENTS:** None.

**CONSENT AGENDA**
**ACTION**

- ***CONFIRMATION OF REAPPOINTMENTS***
- ***MAYOR'S REPORT***

1. New Appointments

Fisheries Commission — Angela Sanfilippo — **(refer O&A)**
TTE 2/15/2029

2. Memorandum from General Counsel proposing an amendment to Chapter 28 Marijuana Retail Establishments — **(refer O&A)**
3. Memorandum from the Veterans Services Director & #2027-SBT-3 in the amount of $389.76 for a salary deficit — **(refer B&F)**
4. Memorandum from the Archives Department requesting acceptance of donations in the amount of $65 — **(refer B&F)**
5. Memorandum from the Veterans Services Director requesting acceptance of donations in the amount of $3,720.01 — **(refer B&F)**
6. Memorandum from the Chief of Police requesting the acceptance of a donation in the amount of $100 to support the Community Impact Unit Youth Anglers Program — **(refer B&F)**
7. Memorandum from the City Clerk requesting the donation of a portrait of former City Clerk Joanne M. Senos to add to the portrait gallery of past City Clerks with a value of $150 — **(refer B&F)**
8. Memorandum from the Director of Community Development requesting the Massachusetts Downtown Initiative Capital Grant from the Commonwealth's Executive Office of Economic Development in the amount of $132,000 — **(refer B&F)**
9. Memorandum from the Director of Community Development requesting the Housing Choice Grant from the Massachusetts Executive Office of Housing and Livable Communities in the amount of $124,300 — **(refer B&F)**
10. Memorandum from the Arts, Culture and Events Coordinator requesting acceptance of the Mass Cultural Council Grant in the amount of $14,000 — **(refer B&F)**
11. Memorandum from the City Auditor requesting review and discussion of the City's FY2026 OPEB Actuarial Valuation Reports — **(refer B&F)**

- ***COMMUNICATIONS/INVITATIONS***
- ***INFORMATION ONLY***
- ***APPLICATIONS/PETITIONS***

1. Special Event Application (#EVNT-26-60): Request for street closures for the Fishbox Derby on October 18, 2026 — **(refer CC)**
2. Special Event Application (#EVNT-26-58): Request for street closures for the Middle Street Walk on December 12, 2026 — **(refer P&D)**
3. PP#2026-006: Petition by National Grid to install 1 JO pole on Washington Street beginning at a point approximately 160 feet Southwest of the centerline of the intersection of Washington Street and Woodbury Street. Installing a new stube pole P342-84 40' South-East of P342. Gloucester, MA. — **(refer P&D)**
4. PP#2026-007: Petition by National Grid to install 1 JO pole on Washington Street beginning at a point approximately 687 feet Southwest of the centerline of the intersection of Washington Street and Woodbury Hill. Installing a new stube pole P353-84 46' East of P353. Gloucester, MA. — **(refer P&D)**
5. PP#2026-008: Petition by National Grid to install 1 JO pole on Washington Street beginning at a point approximately 596 feet Southwest of the centerline of the intersection of Washington Street and Woodbury Hill. Installing a new stube pole P354-84 47' East of P354. Gloucester, MA. — **(refer P&D)**

6. PP#2026-009: Petition by CommLink Integration Corp. to install underground facilities on Blackburn Drive approximately 500 feet south of the intersection of Blackburn Drive and Dory Road, to continue approximately 670 feet west on Dory Road and then south into the 11 Dory property. **(refer P&D)**
7. PP#2026-010: Petition by National Grid to install underground facilities on Adams Hill Road. Beginning at a point approximately 800 feet Northwest of the centerline of the intersection of Adams Hill Road and Walnut Street and continuing approximately 95 feet in a Southeastern direction. The proposed installation of +/- 95' of 2-3" concrete encased schedule 40 PVC and underground electric distribution cables from HH 429 to the property line of 43 Adams Hill Road. Gloucester, MA. **(refer P&D)**
8. PP#2026-011: Petition by National Grid to install underground facilities on Highland Street. Beginning at a point approximately 27 feet Northwest of the centerline of the intersection of Highland Street and Highland Court and continuing approximately 20 feet in a Northwest direction. National Grid is petitioning to install +/- 30' of 2-3" underground PVC conduits from pole #5331 to the property line of 27 Highland Street. Gloucester, MA. **(refer P&D)**

- ***COUNCILORS ORDERS***
- ***APPROVAL OF MINUTES FROM PREVIOUS COUNCIL AND STANDING COMMITTEE MEETINGS***

1. City Council Meeting: 9/22/2026, Special Joint City Council/Planning Board Meeting: 9/29/2026 **(Approve/File)**
   Standing Committee Meetings: B&F 10/8/2026 (under separate cover), O&A 10/5/2026, P&D 10/7/2026 (under separate cover)
   (**Approve/File)**

**ITEMS TO BE ADDED/REMOVED FROM THE CONSENT AGENDA:** **Councilor Grow** pulled item #1 from Applications/Petitions.

**MOTION: On a motion by Councilor Grow, seconded by Councilor Nolan, the City Council voted by ROLL CALL 9 in favor, 0 opposed, to accept the consent agenda as amended.**

1. **Special Event Application (#EVNT-26-60): Request for street closures for the Fishbox Derby on October 18, 2026**

**Summary of Discussion:** **Councilor Grow** stated that this matter had already been approved by Planning & Development, but both dates had been cancelled due to rain and the organizers wanted to have the event on October 18, 2026

**MOTION: On a motion by Councilor Grow, seconded by Councilor Nolan, the City Council voted by ROLL CALL 9 in favor, 0 opposed, to approve the road closures (as approved by P&D on July 22, 2026) for the Fishbox Derby on Sunday, October 18, 2026.**

**COMMITTEE REPORTS**

**• Budget & Finance – October 8, 2026**

**MOTION: On a motion by Councilor Memhard, seconded by Councilor Grow, the City Council voted by ROLL CALL 9 in favor, 0 opposed, to accept the consent agenda**

1. **Memorandum from the Archives Committee requesting acceptance of donations in the amount of $185**

COMMITTEE RECOMMENDATION: On a motion by Councilor Memhard, seconded by Councilor Gross, the Budget & Finance Committee voted, 2 in favor, 0 opposed, 1 absent, to recommend that the City Council accept various cash donations under MGL c. 44, §53A, to support the Archives Department in the amount of $185.00 from the following members and business partners in our community:

| NAME | AMOUNT | DATE |
|---|---|---|
| James Perry | $ 50.00 | 08/06/26 |
| Don Dunsky | $ 100.00 | 08/10/26 |
| Donna Lombardo for Garrison Rouseau | $ 35.00 | 08/11/26 |
| Total | $ 185.00 | |

**Summary of Discussion:** None.

**MOTION: On a motion by Councilor Memhard, seconded by Councilor Grow, the City Council voted by ROLL CALL 9 in favor, 0 opposed, to accept various cash donations under MGL c. 44, §53A, to support the Archives Department in the amount of $185.00 from the following members and business partners in our community:**

| **NAME** | **AMOUNT** | **DATE** |
|---|---|---|
| **James Perry** | **$ 50.00** | **08/06/26** |
| **Don Dunsky** | **$ 100.00** | **08/10/26** |
| **Donna Lombardo for Garrison Rouseau** | **$ 35.00** | **08/11/26** |
| **Total** | **$ 185.00** | |

**2. Memorandum from the Cape Ann Veterans Services Director requesting acceptance of donations in the amount of $2,785**

COMMITTEE RECOMMENDATION: On a motion by Councilor Memhard, seconded by Councilor Gross, 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 Veterans Services in the amount of $2,785.00 from the following members and business partners in our community:

| NAME | AMOUNT | DATE |
|---|---|---|
| Peter & Pamela Couture | $ 25.00 | 07/28/26 |
| Dorothy & Leonard Linquata | $ 100.00 | 07/29/26 |
| James W. Roberston | $ 100.00 | 07/30/26 |
| Susan Howard-Kazmier | $ 25.00 | 07/30/26 |
| Nina Goodick | $ 150.00 | 08/11/26 |
| Wayne M. Sargent | $ 35.00 | 08/10/26 |
| Peter T. Gajeski | $ 40.00 | 08/14/26 |
| Sharon L. Muise | $ 100.00 | 08/19/26 |
| Lance A. Ball | $ 2,000.00 | 08/17/26 |
| David R. Pignone & Linda M. Pignone | $ 100.00 | 07/26/26 |
| Joel & Maria Wilson | $ 10.00 | 08/23/26 |
| Edward R. Comeau | $ 100.00 | 08/25/26 |
| Total | $ 2,785.00 | |

**Summary of Discussion:** None.

**MOTION: On a motion by Councilor Memhard, seconded by Councilor Grow, the City Council voted by ROLL CALL 9 in favor, 0 opposed, to accept various cash donations under MGL c. 44, §53A, to support Veterans Services in the amount of $2,785.00 from the following members and business partners in our community:**

| **NAME** | **AMOUNT** | **DATE** |
|---|---|---|
| **Peter & Pamela Couture** | **$ 25.00** | **07/28/26** |
| **Dorothy & Leonard Linquata** | **$ 100.00** | **07/29/26** |
| **James W. Roberston** | **$ 100.00** | **07/30/26** |
| **Susan Howard-Kazmier** | **$ 25.00** | **07/30/26** |
| **Nina Goodick** | **$ 150.00** | **08/11/26** |
| **Wayne M. Sargent** | **$ 35.00** | **08/10/26** |
| **Peter T. Gajeski** | **$ 40.00** | **08/14/26** |
| **Sharon L. Muise** | **$ 100.00** | **08/19/26** |
| **Lance A. Ball** | **$ 2,000.00** | **08/17/26** |
| **David R. Pignone & Linda M. Pignone** | **$ 100.00** | **07/26/26** |
| **Joel & Maria Wilson** | **$ 10.00** | **08/23/26** |
| **Edward R. Comeau** | **$ 100.00** | **08/25/26** |
| **Total** | **$ 2,785.00** | |

**3. Memorandum from the Director of Elder Services requesting acceptance of donations in the amount of $10,050**

COMMITTEE RECOMMENDATION: On a motion by Councilor Memhard, seconded by Councilor Gross, 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 Elder Services in the amount of $10,050 from the following members and business partners in our community:

| NAME | AMOUNT | DATE |
|---|---|---|
| Bruni & Alfred Mayor | $10,000.00 | 09/02/26 |
| Angela & David Rich | $ 50.00 | 09/10/26 |
| Total | $10,050.00 | |

**Summary of Discussion:** None.

**MOTION: On a motion by Councilor Memhard, seconded by Councilor Grow, the City Council voted by ROLL CALL 9 in favor, 0 opposed, to accept various cash donations under MGL c. 44, §53A, to support Elder Services in the amount of $10,050 from the following members and business partners in our community:**

| **NAME** | **AMOUNT** | **DATE** |
|---|---|---|
| **Bruni & Alfred Mayor** | **$10,000.00** | **09/02/26** |
| **Angela & David Rich** | **$ 50.00** | **09/10/26** |
| **Total** | **$10,050.00** | |

**4. Memorandum from the Interim Police Chief requesting acceptance of the FY27 State 911 Training Grant in the amount of $95,636.25**

COMMITTEE RECOMMENDATION: On a motion by Councilor Memhard, seconded by Councilor Gross, 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 FY2027 State 911 Department Training Grant Program in the amount of $95,636.25. The grant period is from September 8, 2026 through June 30, 2027 and there is no local match for this grant.

**Summary of Discussion:** None.

**MOTION: On a motion by Councilor Memhard, seconded by Councilor Grow, 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 FY2027 State 911 Department Training Grant Program in the amount of $95,636.25. The grant period is from September 8, 2026 through June 30, 2027 and there is no local match for this grant.**

**5. Memorandum from the Interim Police Chief requesting acceptance of the FY27 Support and Incentive Grant in the amount of $102,983**

COMMITTEE RECOMMENDATION: On a motion by Councilor Memhard, seconded by Councilor Gross, 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, State 911 Department, a FY27 State 911 Department Support and Incentive Grant program for $102,983. The grant period is from September 8, 2026 through June 30, 2027, and there is no local match for this grant.

**Summary of Discussion:** None.

**MOTION: On a motion by Councilor Memhard, seconded by Councilor Grow, 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, State 911 Department, a FY27 State 911 Department Support and Incentive Grant program for $102,983. The grant period is from September 8, 2026 through June 30, 2027, and there is no local match for this grant.**

**6. Memorandum from the City Clerk & #2027-SBT-1 in the amount of $9,922.24 & #2027-SBT-2 in the amount of $401.33 to reimburse the Police Department for the police details at all polling places for the September 1, 2026 State Primary**

COMMITTEE RECOMMENDATION: On a motion by Councilor Memhard, seconded by Councilor Gross, the Budget & Finance Committee voted by ROLL CALL, 3 in favor, 0 opposed, to recommend that the City Council approve Special Budgetary Transfer #2027-SBT-1 in the amount of $9,922.24 from General Fund, Registration, Ordinary Maintenance - Police Details, Account #0116352-530018, to General Fund, Police – Uniform, Personal Services - Overtime, Account #0121151-513000, for the reimbursement for police details for the September 1, 2026 State Primary.

COMMITTEE RECOMMENDATION: On a motion by Councilor Memhard, seconded by Councilor Gross, the Budget & Finance Committee voted by ROLL CALL, 3 in favor, 0 opposed, to recommend that the City Council approve Special Budgetary Transfer #2027-SBT-2 in the amount of $401.33 from General Fund, Registration, Ordinary Maintenance - Police Details, Account #0116352-530018, to General Fund, Police – Uniform, Personal

Services - Shift Differentials, Account #0121151-514004, for the reimbursement for police details for the September 1, 2026 State Primary.

**Summary of Discussion:** None.

**MOTION: On a motion by Councilor Memhard, seconded by Councilor Grow, the City Council voted by ROLL CALL 9 in favor, 0 opposed, to approve Special Budgetary Transfer #2027-SBT-1 in the amount of $9,922.24 from General Fund, Registration, Ordinary Maintenance - Police Details, Account #0116352-530018, to General Fund, Police – Uniform, Personal Services - Overtime, Account #0121151-513000, for the reimbursement for police details for the September 1, 2026 State Primary.**

**MOTION: On a motion by Councilor Memhard, seconded by Councilor Grow, the City Council voted by ROLL CALL 9 in favor, 0 opposed, to approve Special Budgetary Transfer #2027-SBT-2 in the amount of $401.33 from General Fund, Registration, Ordinary Maintenance - Police Details, Account #0116352-530018, to General Fund, Police – Uniform, Personal Services - Shift Differentials, Account #0121151-514004, for the reimbursement for police details for the September 1, 2026 State Primary.**

**7. Memorandum from the City Auditor & #2027-SA-3 in the amount of $12,000 to install a portion of the Wayfinding Signs Project**

COMMITTEE RECOMMENDATION: On a motion by Councilor Memhard, seconded by Councilor Gross, the Budget & Finance Committee voted by ROLL CALL, 3 in favor, 0 opposed, to recommend that the City Council approve Supplemental Appropriation #2027-SA-3 in the amount of $12,000 (Twelve Thousand Dollars) from the General Stabilization Fund – Undesignated Fund Balance Account #7500-359000 to the General Fund, Tourism – Other Purchase of Services #0156352-538000. The purpose of this appropriation is to install a portion of the Wayfinding Signs project.

**Summary of Discussion:** None.

**MOTION: On a motion by Councilor Memhard, seconded by Councilor Grow, the City Council voted by ROLL CALL 9 in favor, 0 opposed, to accept, to approve Supplemental Appropriation #2027-SA-3 in the amount of $12,000 (Twelve Thousand Dollars) from the General Stabilization Fund – Undesignated Fund Balance Account #7500-359000 to the General Fund, Tourism – Other Purchase of Services #0156352-538000. The purpose of this appropriation is to install a portion of the Wayfinding Signs project.**

**End of Budget & Finance consent agenda**

**1. Memorandum from the Interim Police Chief requesting approval to utilize funds for the Recovery Coach Academy**

**Summary of Discussion:** None.

**MOTION: On a motion by Councilor Gross, seconded by Councilor Grow, the City Council voted by ROLL CALL 9 in favor, 0 opposed, to accept the withdrawal, without prejudice, of the request for approval to utilize funds for the Recovery Coach Academy.**

**• Ordinances & Administration – October 5, 2026 Meeting**

**No items under this heading.**

**• Planning & Development – October 7, 2026 Meeting**

**1. PP#2026-005: Petition by National Grid to install underground facilities on Wheeler Street beginning at a point 194 feet South of the centerline of the intersection of Wheeler Street and Shore Hill Road and continuing approximately 2 feet in an East direction. National Grid is petitioning to install +/- 2 feet of underground conduit from pole 511 to property line of 115 Wheeler Street, Gloucester, MA.**

COMMITTEE RECOMMENDATION: On a motion by Councilor Grow, seconded by Councilor Benson, the Planning & Development Committee voted 3 in favor, 0 opposed, to recommend that the City Council permit Massachusetts Electric Company d/b/a National Grid, to locate poles, wires and fixtures, including the necessary sustaining and protecting fixtures, along and across the public way, National Grid to install underground facilities on Wheeler Street. Beginning at a point 194 feet South of the centerline of the intersection of Wheeler Street and Shore Hill Road and continuing approximately 2 feet in an easterly direction. National Grid is petitioning to install +/- 2 feet of underground conduit from pole 511 to property line of 115 Wheeler Street in Gloucester; MA - as shown on a plan included in the application dated July 8, 2026 – with the following conditions:

1. Notification to the Department of Public Works 72 hours in advance of the proposed work. A construction schedule will be prepared by the applicant for review and acceptance by the Department of Public Works.
2. In the absence of a detailed construction plan, the Department of Public Works requests: all proposed conduits and appurtenances shall be placed so as to cause minimum conflict with existing underground utility services.
3. All excavations must be secured at all times.
4. All excavated trenches shall be patched flush with the surrounding asphalt using hot mix asphalt binder at the end of each work day, to minimize pedestrian hazards. Asphalt shall be applied in two lifts of 2-inches, totaling 4- inches.
5. Sidewalks must be restored with like material immediately after pole set.
6. Paving conditions must be approved by Public Works prior to issuance of road opening permit.
7. Any areas not paved be restored with grass and plantings as originally found.

**Summary of Discussion:** None.

**MOTION: On a motion by Councilor Grow, seconded by Councilor Kimberley, the City Council voted by ROLL CALL 9 in favor, 0 opposed, to permit Massachusetts Electric Company d/b/a National Grid, to locate poles, wires and fixtures, including the necessary sustaining and protecting fixtures, along and across the public way, National Grid to install underground facilities on Wheeler Street. Beginning at a point 194 feet South of the centerline of the intersection of Wheeler Street and Shore Hill Road and continuing approximately 2 feet in an easterly direction. National Grid is petitioning to install +/- 2 feet of underground conduit from pole 511 to property line of 115 Wheeler Street in Gloucester; MA - as shown on a plan included in the application dated July 8, 2026 – with the following conditions:**

1. **Notification to the Department of Public Works 72 hours in advance of the proposed work. A construction schedule will be prepared by the applicant for review and acceptance by the Department of Public Works.**
2. **In the absence of a detailed construction plan, the Department of Public Works requests: all proposed conduits and appurtenances shall be placed so as to cause minimum conflict with existing underground utility services.**
3. **All excavations must be secured at all times.**
4. **All excavated trenches shall be patched flush with the surrounding asphalt using hot mix asphalt binder at the end of each work day, to minimize pedestrian hazards. Asphalt shall be applied in two lifts of 2-inches, totaling 4- inches.**
5. **Sidewalks must be restored with like material immediately after pole set.**
6. **Paving conditions must be approved by Public Works prior to issuance of road opening permit.**

7. **Any areas not paved be restored with grass and plantings as originally found.**

**SCHEDULED PUBLIC HEARINGS:**

1. **PH2026-015: Petition to the City Council to accept and lay out a public way re: Deacon Farm Lane**

**This matter was continued from September 8, 2026 and continued to November 24, 2026.**

2. **PH2026-018: CC#2026-012 (Memhard): Amend GZO Sec. 3.2.1 "Dimensional Requirements for Single, Two-Family and Three Family Dwellings" by increasing the minimum lot area per dwelling unit (sf) requirement for the RC-40 (Coastal Residential) zoning district by DELETING "20,000 sf" and ADDING "40,000 sf."**

**This matter was continued from September 8, 2026 and continued to October 27, 2026.**

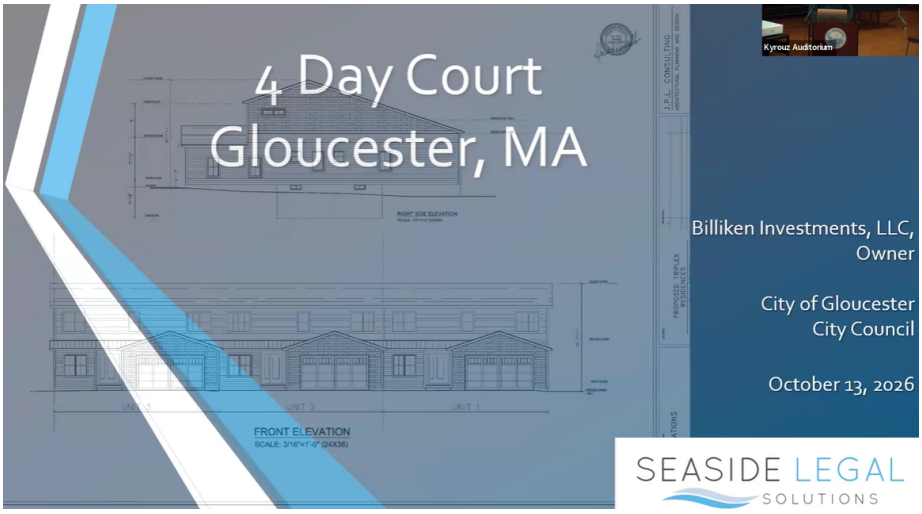
**Councilor Nolan** left the meeting.

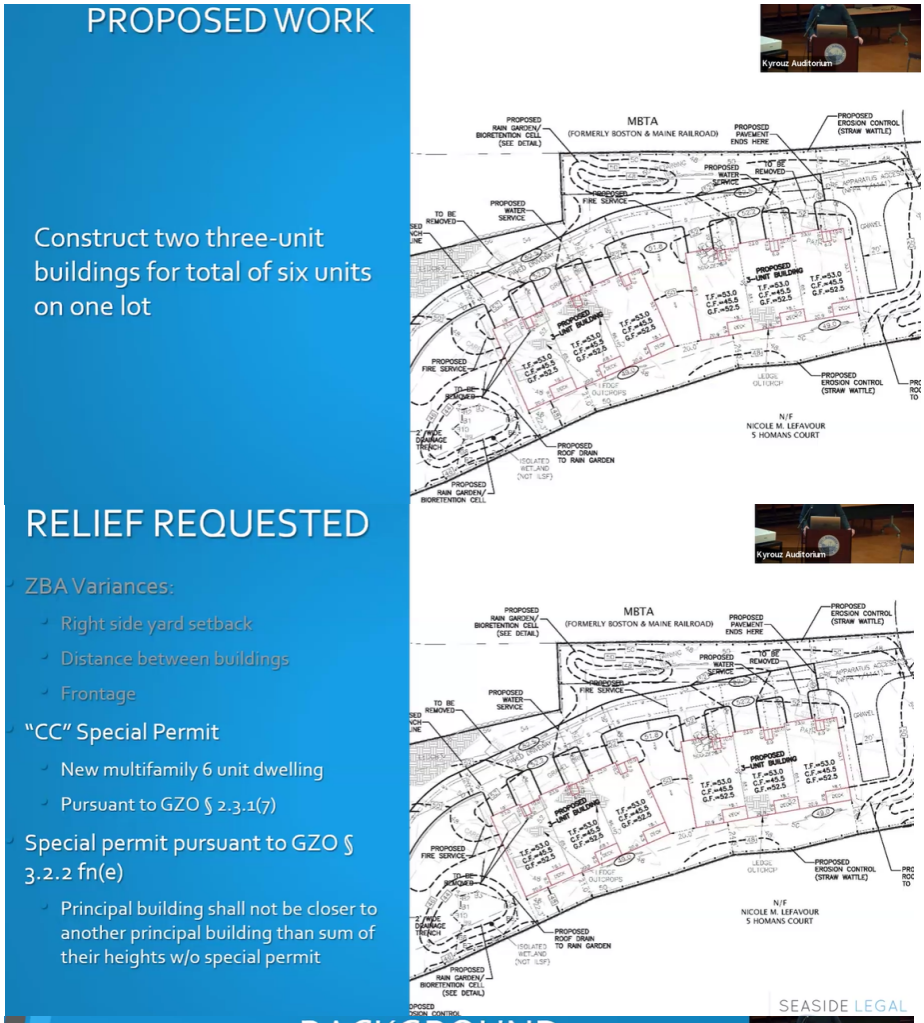
3. **PH2026-022: SCP2026-007: The application of Seaside Legal Solutions, P.C. (Owner, Billiken Investments LLC), Day Court #4, Map #219, Lot #155: GZO Sec. 2.3.1(7) "Conversion to or new multi-family or apartment dwelling, four to six dwelling units," and Sec. 3.2.2 fn (e) "No principal building shall be closer to another principal building on the same site than the sum of their respective heights; provided, however, that the City Council may by special permit authorize a reduction in said distance upon a finding that such reduction is not detrimental because of view obstruction, overshadowing, service access or visual crowding" in the R20 district.**

•**Public Hearing Opened:** 6:46 p.m.

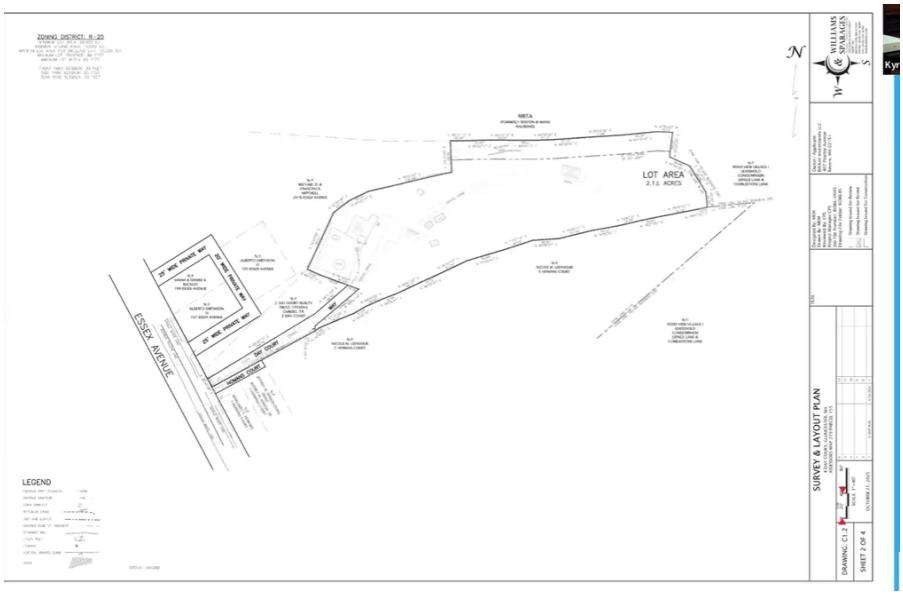
•**Speaking in Favor: Attorney Aiden Church, Seaside Legal Solutions, 123 Main Street,** stated he was representing the applicant.

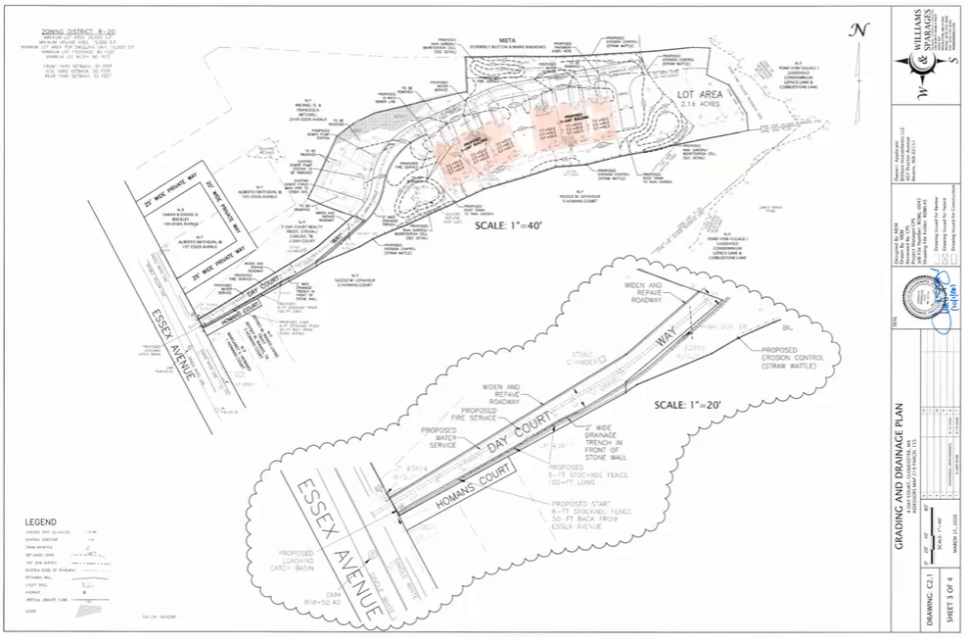
**Attorney Church** shared his screen.

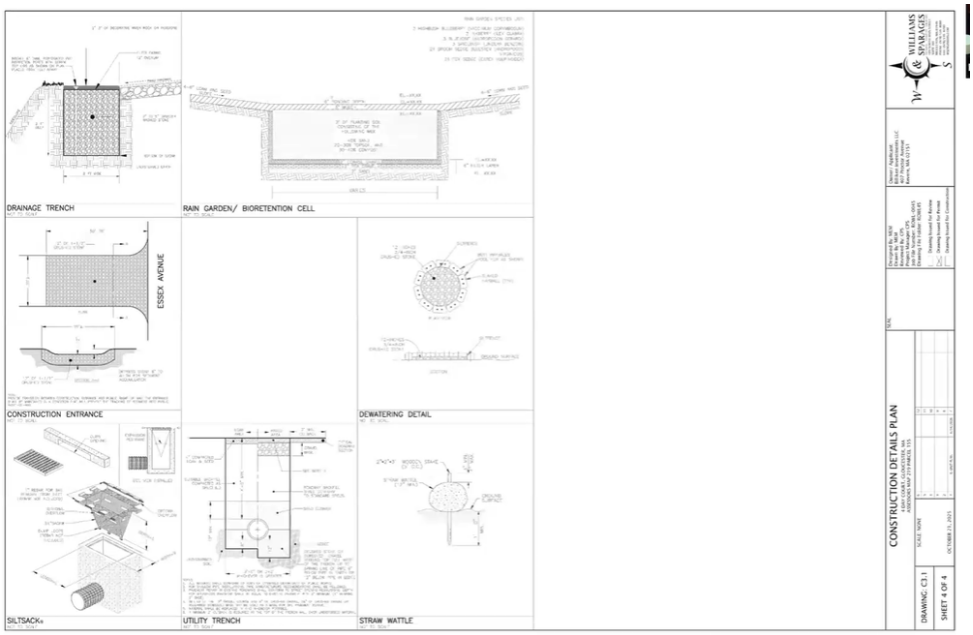




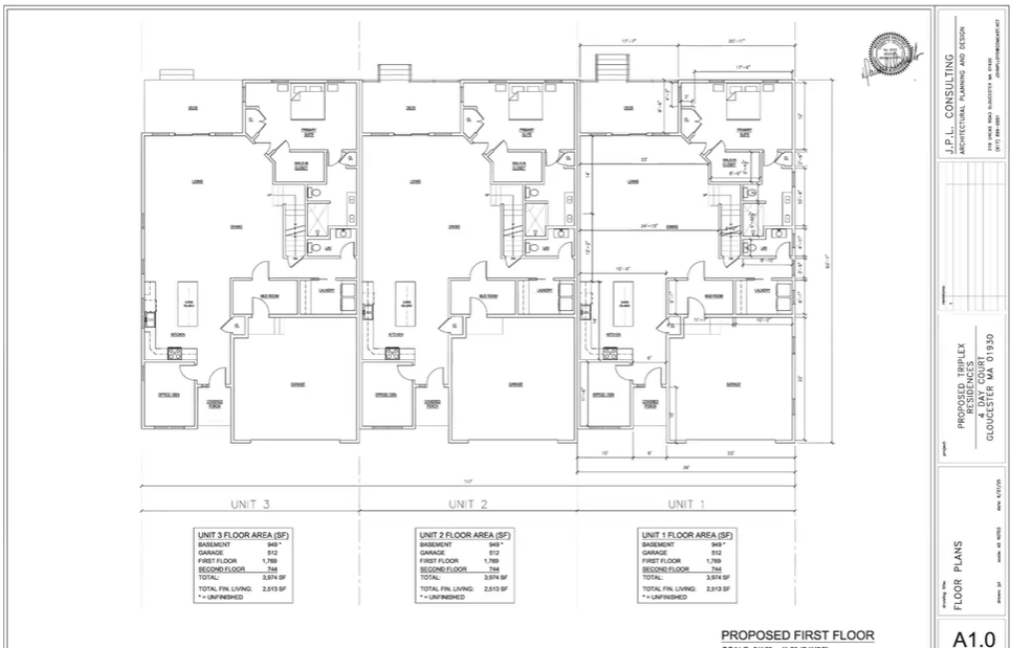

**Attorney Church** stated the above.

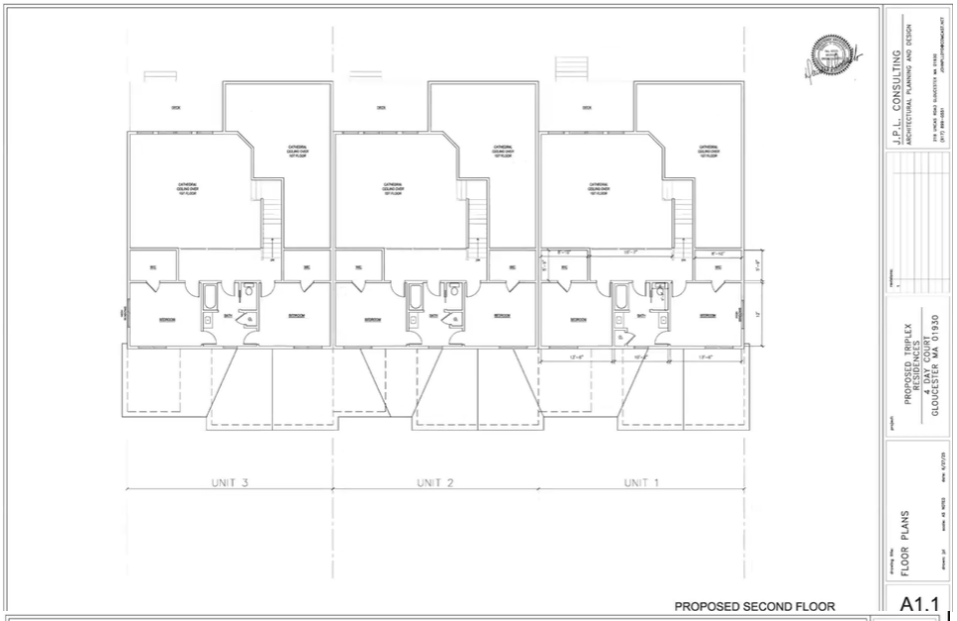

ZONING DISTRICT: R-20
LOT AREA
2.1± ACRES
ESSEX AVENUE
JOANNE COURT
LEGEND
SURVEY & LAYOUT PLAN
WILLIAMS & SPARAGIS
DRAWING: C1.2
SHEET 2 OF 4


LOT AREA
2.1± ACRES
SCALE: 1"=40'
SCALE: 1"=20'
ESSEX AVENUE
DAY COURT
HOMANS COURT
WIDEN AND REPAVE ROADWAY
PROPOSED EROSION CONTROL (STRAW WATTLE)
PROPOSED FIRE SERVICE
PROPOSED WATER SERVICE
2' WIDE DRAINAGE TRENCH IN FRONT OF STONE WALL
PROPOSED 6-FT STOCKADE FENCE 100+FT LONG
PROPOSED START 6-FT STOCKADE FENCE 50-FT BACK FROM ESSEX AVENUE
PROPOSED LANDING CATCH BASIN
LEGEND
GRADING AND DRAINAGE PLAN
DRAWING: C2.1
SHEET 3 OF 4


DRAINAGE TRENCH
RAIN GARDEN/ BIORETENTION CELL
CONSTRUCTION ENTRANCE
ESSEX AVENUE
DEWATERING DETAIL
SILTSACK®
UTILITY TRENCH
STRAW WATTLE
CONSTRUCTION DETAILS PLAN
DRAWING: C3.1
SHEET 4 OF 4


Kyrouz Auditorium
M8TA
(FORMERLY BOSTON & MAINE RAILROAD)
LOT AREA
2.1± ACRES
25' WIDE PRIVATE WAY
20' WIDE PRIVATE WAY
DAY COURT
HOMANS COURT
N/F
NICOLE M. LEFAVOUR
5 HOMANS COURT
N/F
POND VIEW VILLAGE I
LEASEHOLD
CONDOMINIUM
LEPAGE LANE &
COBBLESTONE LANE
SEASI


UNIT 3
UNIT 2
UNIT 1
UNIT 3 FLOOR AREA (SF)
UNIT 2 FLOOR AREA (SF)
UNIT 1 FLOOR AREA (SF)
PROPOSED FIRST FLOOR
J.P.L. CONSULTING
ARCHITECTURAL PLANNING AND DESIGN
PROPOSED TRIPLEX
RESIDENCES
4 DAY COURT
GLOUCESTER MA 01930
FLOOR PLANS
A1.0

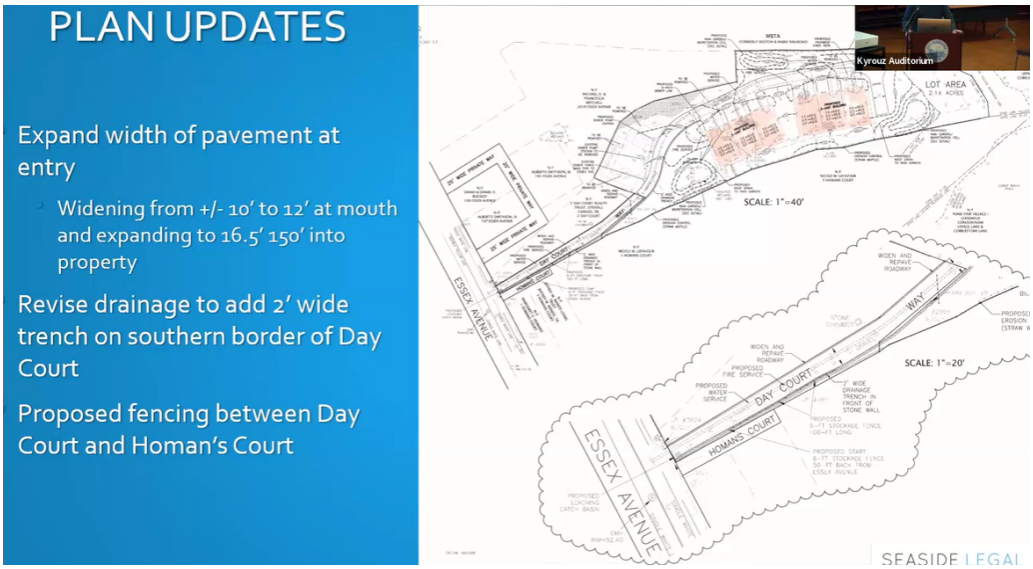

UNIT 3
UNIT 2
UNIT 1
PROPOSED SECOND FLOOR
J.P.L. CONSULTING
ARCHITECTURAL PLANNING AND DESIGN
PROPOSED TRIPLEX
RESIDENCES
4 DAY COURT
GLOUCESTER MA 01930
FLOOR PLANS
A1.1


DECK ABOVE
CRAWL SPACE
UNFINISHED BASEMENT
GARAGE SLAB ON GRADE
PORCH ABOVE
UNIT 3
UNIT 2
UNIT 1
BASEMENT
J.P.L. CONSULTING
ARCHITECTURAL PLANNING AND DESIGN
PROPOSED TRIPLEX
RESIDENCES
4 DAY COURT
GLOUCESTER MA 01930
FLOOR PLANS
A1.2

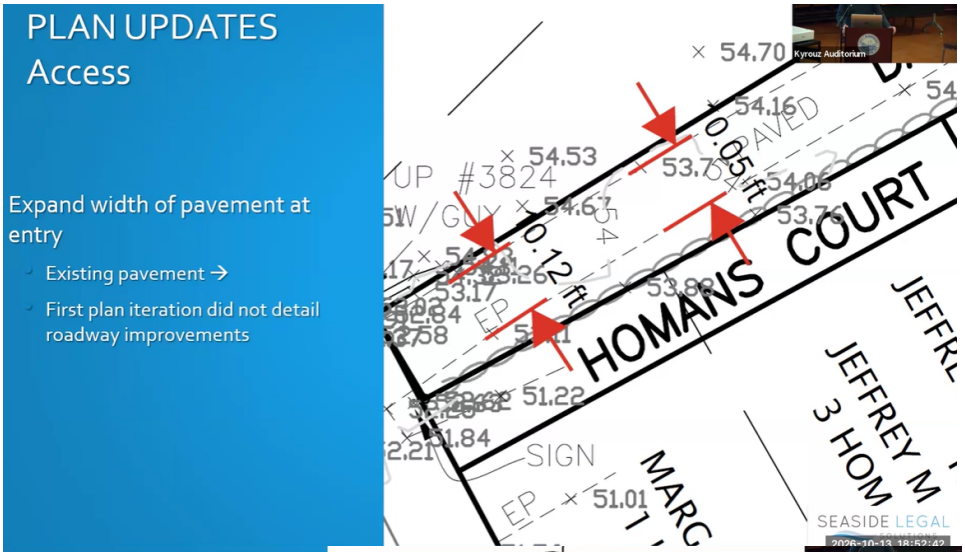


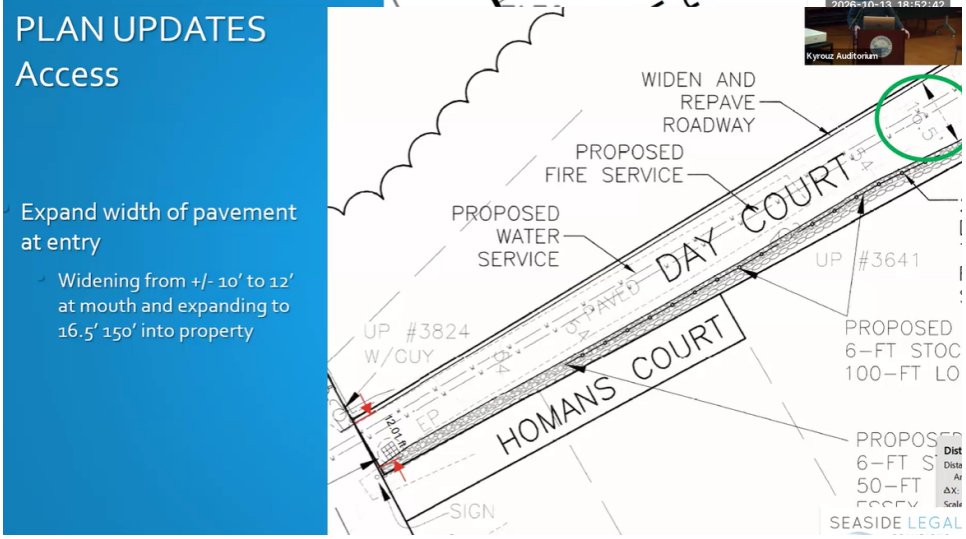

**Attorney Church** stated the above were the plans for the project.

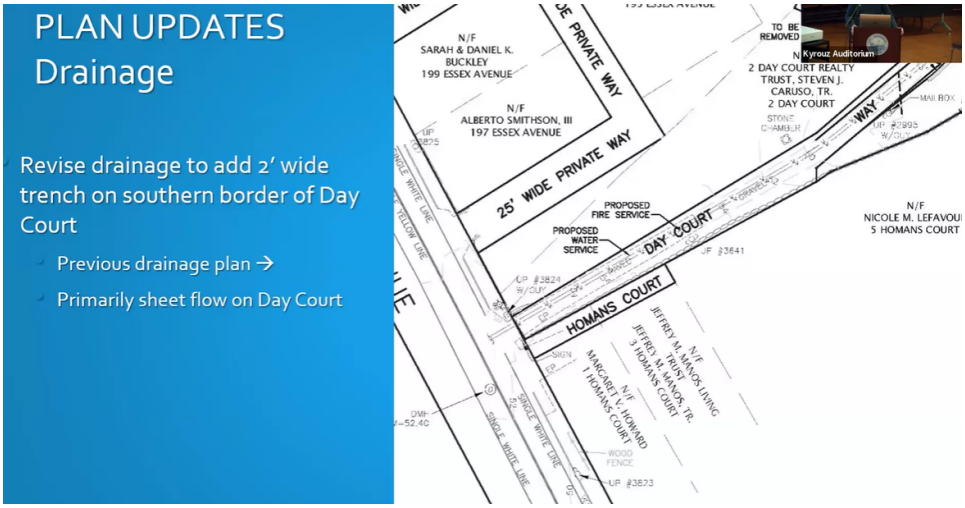




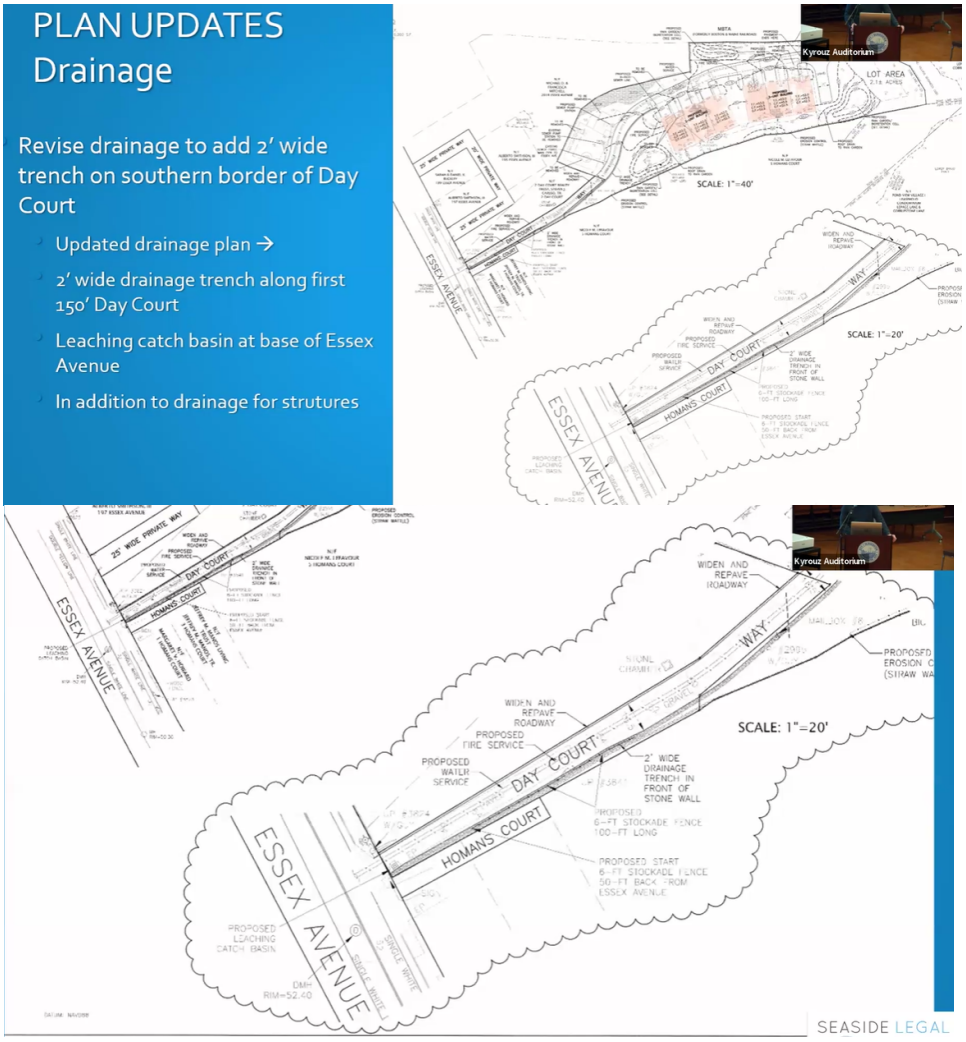

**Attorney Church** stated the above.

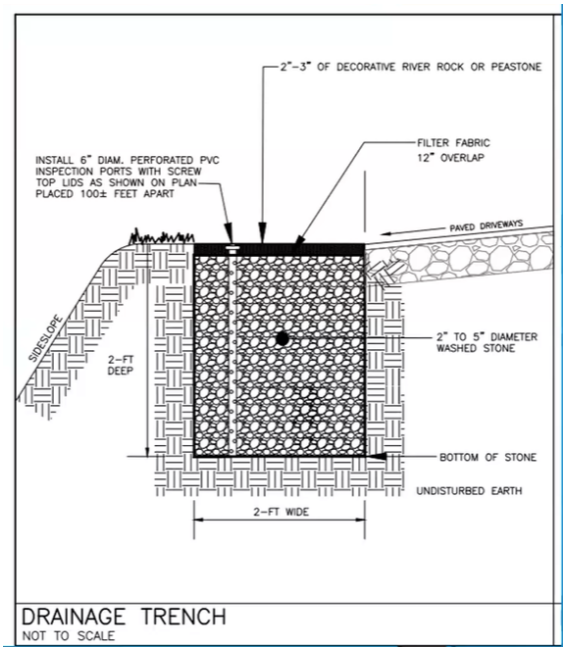


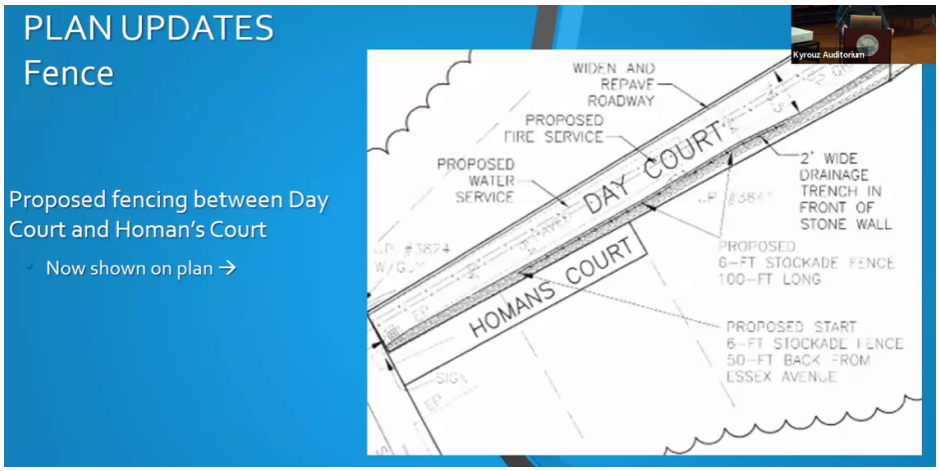



**Attorney Church** stated the above.



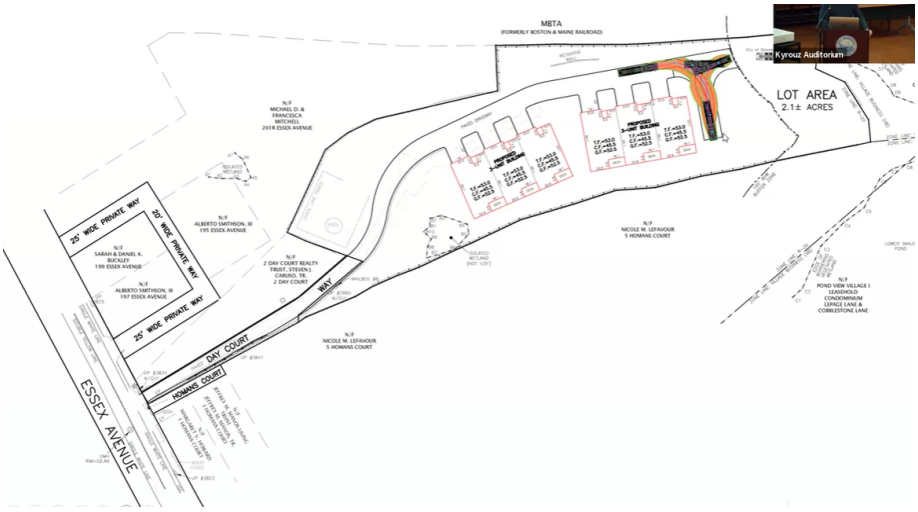



**Attorney Church** stated the above.






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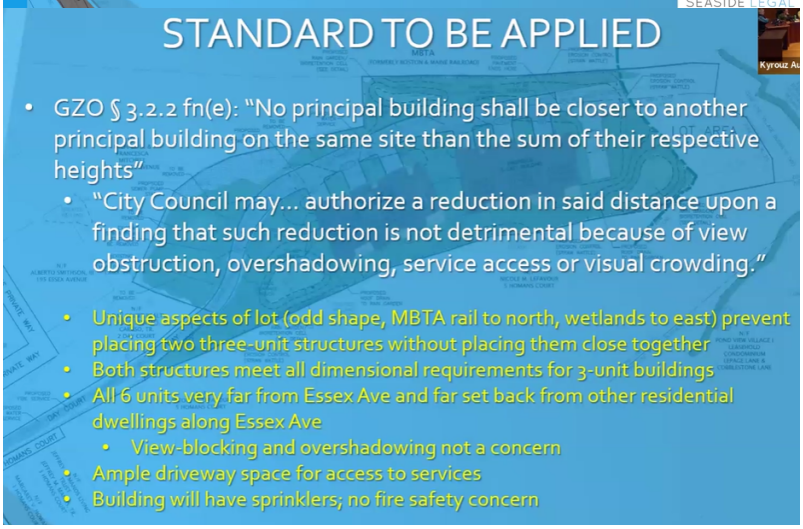



**Attorney Church** stated the above was the sweep path analysis that showed a ladder truck could turn around on the property.










**Attorney Church** stated the above.




**Attorney Church** stated the above.

•**Speaking in Opposition:** None.

•**Communications:** Margaret Howard of Holman's Court.

Jeffery Manos and Bonnie Lazote of Holman's Court.

•**Questions from Councilors to Applicants/Staff: Councilor Page** asked for clarification regarding the width and length of the entrance to Day Court. **Attorney Church** stated that the roadway would be 12' wide for the first 150'.

**Councilor Page** stated that there should be a maintenance schedule in place for the drainage ditch.

**Councilor Page** asked for clarification regarding a fire hydrant on site. **Attorney Church** stated that the Fire Department would be the final decision maker regarding fire hydrants.

**Councilor Page** asked how far from the street was the first unit. **Attorney Church** stated that it was between 350' to 400'. **Councilor Page** stated that there should be an additional condition added for a fire hydrant 400' from Essex Avenue.

**Councilor Page** asked if the 12' wide access to Day Court from Essex Avenue was considered adequate. **Attorney Church** stated that the Fire Department had been consulted and had not written anything against the access. He stated that the access to Day Court could not be further expanded as the applicant did not own the abutting land. He stated that similar access constraints existed throughout the City.

**Councilor Page** asked if it had been considered to join Homan's Court and Day Court into one road to increase access. **Attorney Church** stated that the applicant did not own Homan's Court and it would be a lengthy process to figure out who would have the right to do something like that.

**Councilor Grow** stated that during the building permitting process the Fire Department would sign off on a complete set of plans, so adding a condition regarding a fire hydrant would be unnecessary in the Special Council Permit process.

**Councilor Page** asked what would the depth of the waterline be that would service the units. **Attorney Church** stated that he did not know.

**Councilor Grace** asked if there was any residual contamination from derelict cars and boats that were formally on the property and would it be cleaned up. **Attorney Church** stated that the derelict vehicles had been removed, but he did not know if soil had been tested or removed.

•**Public Hearing Closed:** 7:13 p.m.

COMMITTEE RECOMMENDATION: On a motion by Councilor Grow, seconded by Councilor Kimberly, the Planning & Development Committee voted 3 in favor, 0 opposed, to recommend that the City Council grant to Billiken Investments LLC, a Special Permit (SCP2026-007) for the property located at Day Court #4, Assessors Map 219, Lot 155, R-20 district, pursuant to Gloucester Zoning Ordinance Sec. 2.3.1(7), "Conversion to or new multi-family or apartment dwelling, four to six dwelling units" to construct six dwelling units and grant a special permit pursuant to GZO 3.2.2 fn(e) "Dimensional Requirements for Multi-family Dwellings and Their Accessory Uses (other than signs)" to reduce the required distance between two principal building as follows:

| | Combined Heights | Proposed Distance | Granted Relief |
|---|---|---|---|
| Combined Heights of Buildings (feet): | 51.2 | 20 | 31.2 |

The special permits are granted on the basis of plans and elevations dated October 21, 2025 (four plans for 4 Day Court), and submitted to the City Clerk on June 30, 2026, entitled "Existing Condition Plan," "Survey & Layout Plan," "Grading and Drainage Plan," "Construction Details Plan," "Floor Plans," "Elevations," "Roof Plan," and "Improved Roadway Plan." The Special Council Permit will have the following conditions:

1. Prior to issuance of an occupancy permit for the first completed unit, Applicant must clear all trees and brush between Homan's Court and Day Court for the first 50' of Day Court beginning at its intersection

with Essex Avenue. Applicant, and its successors and assigns, shall also have a perpetual obligation to maintain a low-lying decorative vegetated border along the existing rock border between Homan's Court and Day Court within said 50' in order to ensure visibility of vehicles and pedestrians on both streets. Neither the initial clearing nor perpetual maintenance of the vegetated border shall be done so as to reduce or impede the existing absorption of stormwater runoff within such area nor destabilize the soil.

2. Prior to issuance of an occupancy permit for the first completed unit, Applicant must erect a six (6') feet wooden stockade fence or similar visual barrier made of natural materials (i.e. no vinyl) along the southeasterly boundary of Day Court from a point beginning fifty (50') feet from Day Court's intersection with Essex Avenue and continuing for one hundred (100') feet. The Applicant, and its successors and assigns, shall also have a perpetual obligation to maintain such visual barrier within said one hundred (100') feet.
3. All off-site improvements to Day Court must comply with all City of Gloucester drainage regulations.
4. Any damage to Homan's Court caused by construction activities on Day Court and/or Applicant's property shall be repaired at Applicant's expense.
5. Applicant shall offer to collect email addresses from interested neighbors and provide advance notice of commencement of construction.
6. Prior to the issuance of an occupancy permit, the Applicant shall construct a fence along the railway according to MBTA requirements.
7. The Applicant shall consult abutters regarding the final drainage plan to ensure proper drainage is maintained in the future.

**Summary of Discussion:** **Councilor Grow** stated that a site visit had been held, with several abutters present. He stated that questions from abutters and Councilors present had led to improved conditions of the applications. He stated his support for the matter.

**Councilor Page** proposed an amendment.

**MOTION: A motion was made by Councilor Grow, seconded by Councilor Benson, to grant to Billiken Investments LLC, a Special Permit (SCP2026-007) for the property located at Day Court #4, Assessors Map 219, Lot 155, R-20 district, pursuant to Gloucester Zoning Ordinance Sec. 2.3.1(7), "Conversion to or new multi-family or apartment dwelling, four to six dwelling units" to construct six dwelling units and grant a special permit pursuant to GZO 3.2.2 fn(e) "Dimensional Requirements for Multi-family Dwellings and Their Accessory Uses (other than signs)" to reduce the required distance between two principal building as follows:**

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3. **All off-site improvements to Day Court must comply with all City of Gloucester drainage regulations.**
4. **Any damage to Homan's Court caused by construction activities on Day Court and/or Applicant's property shall be repaired at Applicant's expense.**
5. **Applicant shall offer to collect email addresses from interested neighbors and provide advance notice of commencement of construction.**
6. **Prior to the issuance of an occupancy permit, the Applicant shall construct a fence along the railway according to MBTA requirements.**
7. **The Applicant shall consult abutters regarding the final drainage plan to ensure proper drainage is maintained in the future.**

**The City Council finds that a reduction in the required distance between two principal buildings will not be detrimental to the neighborhood because of view obstruction, overshadowing, service access, or visual overcrowding.**

**MOTION TO AMEND: A motion was made by Councilor Page, seconded by Councilor Benson, to amend the motion to add an annual maintenance and inspection that be provided to the appropriate department for the continued protection of the neighbors at Holman's Court.**

**Summary of Discussion:** **Councilor Grow** stated that the proposed amendment should include a perpetual responsibility to maintain the drainage trench. **Councilor Page** stated that private inspectors should be contracted by residents to inspect the trench annually. **Councilor Grow** stated that if a perpetual clause were included then abutters would have recourse if something went wrong.

**Councilor Page** stated that a similar condition was part of other special permits.

**Councilor Benson** asked for clarification regarding the purpose of the amendment. **Councilor Page** stated that there would be an HOA in a development like this, which would be the entity responsible, and this was meant to protect the neighbors. She stated a similar condition was part of the Special Council permit for the Village at West Gloucester.

**Attorney Church** stated that the property currently had no drainage plan, and runoff went directly into the neighbor's properties, so the proposed drainage plan was an improvement. He stated that abutters had raised their

concerns previously, and the proposed conditions were in response to those concerns. He stated none of the abutters were present to oppose the application. He stated that annual inspections would be overly burdensome, but a condition of perpetual maintenance was acceptable.

**Councilor Memhard** stated his support for the proposed amendment based on his experience with similar developments in the City.

**Councilor Grow** stated that he felt annual inspections were overly burdensome and instead inserting "the applicant and its successor shall have a perpetual obligation to maintain and ensure the proper drainage is maintained in the future."

**Councilor Gross** stated that adding a condition, however it was worded, would result in the abutters being able to have recourse with the Building Inspector. He stated that cars driving over the trench may compact it.

**Councilor Page** stated that maintenance in perpetuity was vague and including a report delivered to the Building Inspector strengthened the condition. She stated that cars driving over the trench may compact it. **Attorney Church** stated that driving on the trench would only occur in a fail-safe situation. He stated that the increase in pavement should not overwhelm the system according to the engineer.

**Councilor Gross** stated that the proposed drainage system was a passive one, and the only way to have an inspection outside of digging the trench up would be to see if there's standing water on it.

**MOTION TO AMEND THE AMENDMENT: A motion was made to amend Councilor Page, seconded by Councilor Benson, to amend condition #7 to add "Applicant to include a biannual maintenance and inspection report on the proposed drainage delivery system delivered to the Inspectional Services."**

**Summary of Discussion:** **Councilor Page** withdrew her initial amendment.

**Councilor Grow** proposed an amendment.

**MOTION TO AMEND: On a motion by Councilor Grow, seconded by Councilor Page, the City Council voted by ROLL CALL 8 in favor, 0 opposed, 1 absent, to amend condition #7 to read "The applicant shall consult the abutters regarding the final drainage plan to ensure proper drainage is maintained in the future. And further, the applicant and its successors and its assigns shall have a perpetual obligation to maintain the drainage system."**

**Summary of Discussion:** **Councilor Grace** stated her support for the matter.

**Councilor Page** stated her support for the matter.

**MOTION AS AMENDED: On a motion by Councilor Grow, seconded by Councilor Benson, the City Council voted by ROLL CALL 8 in favor, 0 opposed, 1 absent, to grant to Billiken Investments LLC, a Special Permit (SCP2026-007) for the property located at Day Court #4, Assessors Map 219, Lot 155, R-20 district, pursuant to Gloucester Zoning Ordinance Sec. 2.3.1(7), "Conversion to or new multi-family or apartment dwelling, four to six dwelling units" to construct six dwelling units and grant a special permit pursuant to GZO 3.2.2 fn(e) "Dimensional Requirements for Multi-family Dwellings and Their Accessory Uses (other than signs)" to reduce the required distance between two principal building as follows:**

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|---|---|---|---|

| | **Heights** | **Distance** | **Relief** |
|---|---|---|---|
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7. **The Applicant shall consult abutters regarding the final drainage plan to ensure proper drainage is maintained in the future. And further, the applicant and its successors and its assigns shall have a perpetual obligation to maintain the drainage system.**

**The City Council finds that a reduction in the required distance between two principal buildings will not be detrimental to the neighborhood because of view obstruction, overshadowing, service access, or visual overcrowding.**

**COUNCIL VOTE:**

**1. Warrant for the November 3, 2026 State Election**

**Summary of Discussion:** None.

**MOTION: On a motion by Councilor Kimberley, seconded by Councilor Page, the City Council voted by ROLL CALL 8 in favor, 0 opposed, 1 absent, to adopt the Warrant for the November 3, 2026 State Election.**

**2. City Council vote to amend motion voted on June 16, 2026 (Certificate of Vote #2026-149) to amend the funding source from Capital Stabilization Fund to General Stabilization Fund**

**Summary of Discussion:** **Councilor Grow** asked for clarification on the matter. **Auditor, Kenny Costa** stated that the trash bins under the new contract were originally intended to be considered a capital purchase, but the contract with Casella did not include them as a capital purchase and therefore the funds had to come out of the General Stabilization Fund.

**Councilor Gross** asked if the contract price with Casella had increased due to this change. **Kenny Costa** stated he was unsure.

**MOTION: On a motion by Councilor Memhard, seconded by Councilor Page, the City Council voted by ROLL CALL 8 in favor, 0 opposed, 1 absent, to amend the vote taken on June 16, 2026 pertaining to the FY26 General Stabilization Fund Appropriation for FY27 Budget - Trash Contract as follows: DELETE Capital Projects Stabilization Fund and ADD General Stabilization Fund.**

**INDIVIDUAL COUNCILOR'S DISCUSSION INCLUDING REPORTS BY APPOINTED COUNCILORS TO COMMITTEES:** None.

**COUNCILORS' REQUESTS TO THE MAYOR:** None.

**COUNCILORS' THANKS AND ACKNOWLEDGEMENTS:** **Councilor Memhard** thanked the EDIC for a constructive meeting at Applied Materials.

**COUNCILORS' WARD UPDATES AND COMMUNITY NEWS:** **Councilor Grace** stated the Fishbox Derby would be happening on the following Sunday.

**MOTION: On a motion by Councilor Grow, seconded by Councilor Margiotta, the City Council voted by ROLL CALL 8 in favor, 0 opposed, 1 absent to adjourn the meeting at 8:04 p.m.**

**Submitted by: Lynds Jones, Legislative Aide**

**Items submitted at the meeting:** None.

**Meeting Recording:** https://www.gloucester-ma.gov/1097/Past-Remote-Public-Meetings