

At a meeting of the Town Council holden in and for the Town of Gloucester on November 7, 2019:

I. Call to Order

The meeting was called to order at 7:30 p.m.

II. Roll Call

Members Present: George O. (Buster) Steere, Jr., President; Walter M. O. Steere, III, Vice-President; William E. Reichert; Patricia Henry; and Julian (Jay) Forge.

Also Present: Jean Fecteau, Town Clerk; Tim Kane, Town Solicitor; Diane Brennan, Finance Director; Ken Johnson, Building/Zoning Official; Karen Scott, Town Planner; Judith Branch, Director of Human Services; and Melissa Bouvier, Senior Center Director.

III. Pledge of Allegiance

The Pledge of Allegiance was recited.

IV. Open Forum - For Agenda Items

None.

V. Resolution 2019-#06

Hawkins Dam Repair Funding - Discussion and/or Action

Councilor G. Steere stated that the Council has prepared a Resolution requesting that our legislators help us find financial assistance for repair to Hawkins Pond dam.

Councilor Reichert read the following into the record:

**Resolution 2019-#06  
Hawkins Dam Repair Funding**

**WHEREAS:** The Town of Gloucester, through its Land Trust, in 1996 purchased a beautiful addition to the Land Trust's property inventory, the Hawkins Pond Property; and

**WHEREAS:** the Hawkins Pond property was purchased with the help of financial incentive from the R.I. D.E.M., and along with that incentive came an extensive, restrictive easement to be granted to the D.E.M. resulting in the sharing of use of said property; and

**WHEREAS:** the Town of Gloucester, in 2011, repaired a portion of the dam structure and surrounding area to ensure the integrity of the dam at the approximate cost of \$200,000, solely to the Town; and

**WHEREAS:** in recent years, The State of Rhode Island, Department of Environmental

Management, in conformance with current state law and past Gubernatorial Orders has cataloged dams that exist in the state and have applied ratings to each of these dams, whether public or private; and

**WHEREAS:** the Hawkins Pond Dam has been classified, by D.E.M., as a “High hazard dam” a rating the state defines as “a dam where failure or misoperation will result in a probable loss of human life”; and

**WHEREAS:** Rhode Island Regulations, Title 250, Chapter 130-Compliance & Inspection, Subchapter 05 - Dam Safety, was prepared, as stated, to “provide for the safety of dams to protect the public, real property and natural resources”; and

**WHEREAS:** further Title 250, Finding & Policy #6 states “it is in the best interest of the State, the Cities and Towns of the State, and the citizens thereof, to maintain a safe dam infrastructure”; and

**WHEREAS:** The Town and its Land Trust have worked diligently with engineers and dam specialist to determine the best and most cost efficient way to facilitate necessary repairs to now complete the repair of the Hawkins Pond Dam spillway and, as we realize the magnitude of the cost of these repairs, we now reach out to our Legislators to help us fund this portion of the project whether through the State’s budget or state bonding funds; and

**WHEREAS:** Title 250s most important finding, #7, states “in order to maintain a safe dam infrastructure, a collaborative effort is required by state and municipal officials, private dam owners and elected officials; and

**NOW THEREFORE BE IT RESOLVED;** the Gloucester Town Council respectfully requests our Legislators in the House and Senate find a solution to our funding situation to repair the Hawkins Pond Dam, as part of the collaborative effort so desired by the State of Rhode Island and the Department of Environmental Management, to enable us to better protect our citizens.

George O. Steere, Jr.  
Gloucester Town Council President

Jean M. Fecteau, CMC, Town Clerk

Dated this 7<sup>th</sup> day of November, 2019

seconded by Councilor Forgue.

Discussion: Councilor G. Steere noted that the Town Clerk did a great job writing this Resolution.

VOTE: AYES- G. Steere, W. Steere, Reichert, Henry and Forgue  
NAYS-0

MOTION PASSED

VI. Consent Items - Discussion and/or Action

- A. Approval of Town Council Regular meeting minutes of October 17, 2019; October 22<sup>nd</sup> Workshop with Land Trust, & October 24<sup>th</sup>, 2019 Town Council Special Meeting
- B. Pole Grant - 1626 Snake Hill Road

MOTION was made by Councilor Forgue to APPROVE the Town Council Regular meeting minutes of October 17<sup>th</sup>; the meeting minutes of October 22<sup>nd</sup> workshop; the meeting minutes of October 24<sup>th</sup> Special meeting; and to APPROVE the Pole Grant for a service pole at 1626 Snake Hill Road; seconded by Councilor Henry.

Discussion: None.

VOTE: AYES- G. Steere, W. Steere, Reichert, Henry and Forgue  
NAYS-0

MOTION PASSED

VII. Unfinished Business

- A. Consideration of reinstatement of mobile home park sites for RLM II, LLC, d/b/a Village on Chopmist Hill - Discussion and/or Action

Councilor G. Steere stated that this item was continued for more conversation and input from department heads.

Discussion: Councilor G. Steere stated that this is to consider reinstating the number of units to 87, the original number granted for a difference of nine meetings. Councilor G. Steere stated that at discussion during the last meeting was the option of creating two of nine as affordable units. Owner agreed. Councilor Forgue asked if they would consider designating four units as affordable. The owner stated they would not at this time. K. Kitson, Park Manager, explained there is a lot involved in getting in this program, including classes, etc. Councilor Forgue stated he asked because of the values involved and the percentage of affordable housing the town is required to have. K. Scott explained there are currently five deed restricted units at the park and an additional four would bring us to 10%. R. Meffert, owner, questioned what the deed restriction would do to the sale ability of these units.

MOTION was made by Councilor Henry to **Reinstate** the Village on Chopmist Hill Mobile Home Park to 87 units, the original number of units allowed at the time the park opened, with the following stipulations:

1. Completion of system update as defined on Onsite Wastewater Treatment System Construction Permit, application #1813-1415 before addition of units.
2. Affordable Housing Units: There will be two (2) units deemed affordable, which will have

a 30-year deed restriction and an AMI at 120%, under RIGL 45-53-3.

seconded by Councilor W. Steere.

Discussion: None.

VOTE: AYES- G. Steere, W. Steere, Reichert, Henry and Forgue  
NAYS-0

MOTION PASSED

B. Authorization for Council President to Sign

1. Correspondence to R.I.D.O.T. Re: surplus round-a-bout property request -  
Discussion and/or Action

Councilor G. Steere stated this item was continued to obtain further advise from our Solicitor.

MOTION was made by Councilor Forgue to TABLE indefinitely the correspondence to R.I.D.O.T. regarding surplus property; seconded by Councilor Reichert.

Discussion: None.

VOTE: AYES- G. Steere, W. Steere, Reichert, Henry and Forgue  
NAYS-0

MOTION PASSED

C. Town Council Roles, including Liaison position & Following practices -  
Discussion and/or Action

Councilor G. Steere stated this item was continued for more discussion and input from Solicitor

MOTION was made by Councilor W. Steere to TABLE item C., Town Council Roles, including Liaison position & following practices to the December 5, 2019 Town Council agenda; seconded by Councilor Forgue.

Discussion: None.

VOTE: AYES- G. Steere, W. Steere, Reichert, Henry and Forgue  
NAYS-0

MOTION PASSED

D. Boards & Commissions

1. Planning Board - Discussion and/or Action
  - a. Appointment

1. One unexpired Five year term to expire 3/2023

Councilor G. Steere stated that the chair of the Planning Board is recommending the appointment

of Stephen Clifford.

MOTION was made by Councilor W. Steere to APPOINT Stephen Clifford to Position #6 on the Planning Board, for a term to expire 3/2023; seconded by Councilor Reichert.

Discussion: None.

VOTE: AYES- G. Steere, W. Steere, Reichert, Henry and Forgue  
NAYS-0

MOTION PASSED

2. Land Trust - Discussion and/or Action
  - a. Appointment
    1. One unexpired Five year term to expire 2/2023

Councilor G. Steere stated that the chair of the Land Trust is requesting this appointment be tabled until December.

MOTION was made by Councilor Reichert to TABLE the appointment to Position #4 of the Land Trust; seconded by Councilor W. Steere.

Discussion: None.

VOTE: AYES- G. Steere, W. Steere, Reichert, Henry and Forgue  
NAYS-0

MOTION PASSED

#### VIII. New Business

- A. Holiday Decorations: Wreaths for lampposts  
Approval of Expenditure - Discussion and/or Action

Councilor G. Steere stated that the Town Clerk has received a consensus of the Council to order wreaths for the lamp posts in town. Councilor G. Steere stated that the Council now needs a motion to approve an expenditure from the Town Council Contingency Account for wreaths to decorate the light posts in the village for the holidays. Councilor G. Steere stated that the estimated cost is \$527.

Councilor W. Steere asked the Finance Director if there were sufficient funds to cover this expense. D. Brennan stated in the affirmative.

MOTION was made by Councilor Reichert to AUTHORIZE the expenditure of an amount not to exceed \$550 from the Town Council Contingency fund for the purchase of decorative wreaths to be placed on village lamp posts; seconded by Councilor Forgue.

Discussion: none

VOTE: AYES- G. Steere, W. Steere, Reichert, Henry and Forgue  
NAYS-0

MOTION PASSED

B. Boards & Commissions

1. Resignation - Discussion and/or Action

a. Gloucester Housing Authority

(1) Five year term to expire 7/2020

Councilor G. Steere stated that the Clerk has received the resignation of Lynn Poirier from the Gloucester Housing Authority.

MOTION was made by Councilor W. Steere to ACCEPT the resignation of Lynn Poirier from the Gloucester Housing Authority, with thanks, effective November 30, 2019; seconded by Councilor Forgue.

Discussion: None.

VOTE: AYES- G. Steere, W. Steere, Reichert, Henry and Forgue  
NAYS-0

MOTION PASSED

2. Appointments - Discussion and/or Action

a. Gloucester Housing Authority

(1) Five year term to expire 7/2020

Councilor G. Steere stated that the Chair has indicated that the Council can choose from talent bank listing as there is no recommendation.

MOTION was made by Councilor W. Steere to TABLE the appointment to the Gloucester Housing Authority, for a five year term to expire 7/2020, until the meeting of December 5, 2019; seconded by Councilor Forgue.

Discussion: None.

VOTE: AYES- G. Steere, W. Steere, Reichert, Henry and Forgue  
NAYS-0

MOTION PASSED

b. Historic District Commissions

(2) 3 year terms expire 11/2019

Councilor G. Steere stated that this item is for the expired terms of members Charlie Wilson and David Colantonio, both of whom have requested reappointment.

MOTION was made by Councilor Forgue to REAPPOINT Charlie Wilson to the Historic District

Commission for a three year term to expire 11/2022; seconded by Councilor Henry.

Discussion: None.

VOTE: AYES- G. Steere, W. Steere, Reichert, Henry and Forgue  
NAYS-0

MOTION PASSED

MOTION was made by Councilor Forgue to REAPPOINT David Colantonio to the Historic District Commission for a three year term to expire 11/2022; seconded by Councilor Henry.

Discussion: None.

VOTE: AYES- G. Steere, W. Steere, Reichert, Henry and Forgue  
NAYS-0

MOTION PASSED

- c. Zoning Board of Review  
(1) 5 year term expires 11/2019

Councilor G. Steere stated that this item is for the expired term of Gregory Meinertz, who wishes to be reappointed.

MOTION was made by Councilor Reichert to REAPPOINT Greg Meinertz to the Zoning Board of Review for a five year term to expire 11/2024; seconded by Councilor Forgue.

Discussion: None.

VOTE: AYES- G. Steere, W. Steere, Reichert, Henry and Forgue  
NAYS-0

MOTION PASSED

- C. Gloucester Community Septic Loan Program - Discussion and/or Action
  - 1. Exception to Guidelines - 1189 Putnam Pike, Chepachet, RI 02814 (AP 10A, Lot 68)

Councilor G. Steere read the following request from a citizen regarding loan criteria for the Community Septic Loan Program:

November 1, 2019

To: Honorable Gloucester Town Council

Re: Gloucester Community Septic Program/Clean Water Application  
1189 Putnam Pike, Chepachet, RI 02814 (AP 10A, Lot 68)

Dear Gloucester Council Members:

Please consider this as a request for a waiver/exception to the requirement that persons applying for

a septic system improvement loan thru the Gloucester Community Septic Loan Program (Rhode Island Housing) must actually inhabit the building for which the improvements are sought, as their primary residence. We have owned the above referenced property for 45 years, having purchased it in 1975. Since then, we have used it continually, on a daily basis, as an office. We actually resided in the building for a number of months. For convenience purposes, in 2003, we transferred the ownership of the building to ourselves, as Trustees of the family Trust.

The building is situated in the Historical District. We feel that inasmuch as the building is located in that district, the Town would be better off with a better, more fully functioning system -rather than with the current cesspool system. Although nobody wants a failed system, septic systems do in fact fail. In order that steps can be taken to insure that the cesspool system will not in the future be a hazard, we feel that bringing the system up to fully functioning current standards would be in the best interest of the Town. Also, we think that an upgrade might well, in the future, eliminate the necessity of the expenditure of substantial Town resources, in case there was a septic issue in this area. And, that it would in general be for the betterment of the community.

If the waiver is granted, the upgrade would be done by Echo Septic Services, Chepachet, RI. Thanking you for your kind consideration regarding this waiver request, we are

Very truly your,  
James H. Farrell  
Judith A. Farrell  
(end of memo)

Councilor G. Steere read the following memo from the Finance Director:

To: Honorable Town Council Members  
From: Diane L. Brennan, Director of Finance  
Memo: Exception Ownership  
Date: November 5, 2019

The Town of Gloucester has been advised there is a request for a loan from the Gloucester Community Septic Loan Program. The address of the Gloucester property is 1189 Putnam Pike, Chepachet, RI. The property is owned by James and Judith Farrell. The RI Infrastructure guidelines state the property is to be owner occupied.

Mr. Farrell has sent a letter to me requesting this come before the council for consideration as an exception to the guidelines. This has been included for your review. The property is located in a historic district and has been in his family for many years. Currently, ownership is in a family trust.  
(End of memo)

Discussion:

D. Brennan stated Rhode Island Housing is asking the Town if they agree to the exception that the property is not owner occupied.

Councilor W. Steere stated no one is living in the property so he doesn't see a big impact in the use to the area right now. Councilor W. Steere stated this may be to make the property easier to sell and



may go against the program to help homeowners that need the help. Councilor G. Steere stated it is a vacant property and he would like to see it used. Councilor G. Steere also stated that the loan would be satisfied at closing if it were sold. Councilor Reichert stated he understands Councilor W. Steere's point but that area is a sensitive area and this could be a good way to get it fixed. Councilor Henry stated we are working in the village area and this could be part of doing everything we can to enhance the area. Councilor Forgue agreed that it would be a positive for the village. Councilor Henry stated we just added more funds to that program. D. Brennan explained that we were depleting our last funds in that program and we were just authorized for more. Councilor Forgue stated he feels it is a good situation to go forward. Councilor W. Steere was concerned about someone who won't get funds to stay in their home. Councilor G. Steere stated this is a valid point but stated the property won't sell without this improvement. Councilor Henry stated she felt that by going through the Community Septic Loan Program the work will be done to all standards. V. Lepore addressed the Council stating that R.I. Housing loans are low interest loans and further, that if Mr. Farrell were to sell at a cash sale he would not have to fix cesspool per state law. V. Lepore stated a cesspool is a failed system according to D.E.M.

MOTION was made by Councilor Henry to WAIVE the owner/occupied stipulation for inclusion in the Gloucester Community Septic Loan Program for property located at 1189 Putnam Pike, Chepachet, RI 02814 (AP 10A, Lot 68); seconded by Councilor Reichert

Discussion: Councilor W. Steere stated the State website regarding cesspools and noted that it states "if a property is subject to sale or transfer the cesspool must be removed from service within one year of closing date".

VOTE: AYES - G. Steere, Reichert, Henry and Forgue  
NAYS- W. Steere,

MOTION PASSED

D. Procurement Policy - Discussion and/or Action

1. Clarification/Amendment - Use of Master Price Agreement Listings

D. Brennan discussed the benefits of our town being able to use MPA's. D. Brennan stated she is working with the Solicitor to work on language to update the Town's Procurement Policy to clarify the use of MPA's so that our employees can successfully use these lists. Atty. Kane explained the processes that we would need to follow which mirror state law. D. Brennan stated Council will receive more information.

E. Request to Conservation Commission - Discussion and/or Action

1. Possible stewardship of Town Recreation Property - Snake Hill Road/Stone Dam Road

Councilor G. Steere stated he has spoken with the R. Najecki, Conservation Commission, regarding the Commission taking over stewardship of this town property. R. Najecki was present and stated the Commission discussed, earlier this evening, this question and indicated they were willing to assume the stewardship of handing out hunting permits on that property. R. Najecki also stated he

believes the Code of Ordinance would need to be amended to allow hunting on that property as it was on the Williams Mills property. R. Najecki stated the Commission recommends limiting hunting to Gloucester residents only. Councilor Reichert stated there was a house on that property. R. Najecki referred to the size of the lot and the setbacks allowed. R. Najecki stated signs could be posted on the property. The Clerk stated the Council could first amend the ordinance to allow the hunting and then the Conservation Commission could create guidelines for Council to adopt, such as Williams Mills. Councilor Henry questioned if either property had limitations, by the previous owner, to prohibit hunting. R. Najecki stated they did not. R. Najecki stated the Commission felt when the day comes that this property is used for other recreational purposes the hunting permission could be revisited.

MOTION was made by Councilor Henry to set a first reading for November 21, 2019 to amend the Code of Ordinance, Chapter 221, Parks and Recreation Areas to allow hunting on Town recreation land; seconded by Councilor W. Steere

Discussion: None

VOTE: AYES- G. Steere, W. Steere, Reichert, Henry and Forgue  
NAYS-0

MOTION PASSED

F. Authorization to Award- Discussion and/or Action

1. Purchase & Installation Police Dept. Generator

Council has received the following requests from Gerry Mosca, EMA:

October 29, 2019

To: The Honorable Town Council,

Pursuant to the instructions of this Council the Gloucester EMA sent requests for quotes (RFQ) for the purchase and installation of a new Police Department Generator to six (6) electrical vendors. The vendors were chosen from the Rhode Island Master Price Agreement. (MPA). Each vendor was chosen because they had experience with the installation of large industrial generators. The vendors invited to submit quotes are as follows:

Alpha Electrical Contractors, Inc.  
C & K Electric Company, Inc.  
K Electric, Inc.  
Nolan Electric, Inc.  
Pajan Services, Inc.  
Ryan Electric Construction, Inc.

Three vendors responded to the invitation to provide a quote, all indicated that they could not

complete the project within the time parameters of the grant because of the delivery time required for the generator from the manufacturers. I informed the respondents that we were requesting an extension of the completion date and to please feel free to provide a quote. As a result of the time constraints all vendors were given 17 days to request a site visit and respond to the RFQ. As of close of business on October 25, 2019 only one vendor has submitted a quote, see attached.

We are requesting that the Council authorize the Gloucester Police Department to accept the attached quote from the RI MPA certified vendor and to engage Alpha Electrical Contractors, Inc. for this project.

Gerald A. Mosca  
Director

Quote attached for the sum of \$99,800.  
**(end of memo)**

G. Mosca stated all vendors are Rhode Island companies, the quotes solicited were not for any architectural or engineering work, and the amount of grant is for \$113,000 so there is leeway in case of overages. G. Mosca stated R.I. EMA stated excess funds could be used for upgrades or add on's.

D. Brennan stated that this project has taken some time and that a granting would be in the town's best interest when asking for an extension.

G. Mosca stated he has notified the R.I. EMA Grants Division that he will be requesting an extension to April. G. Mosca stated he feels they will favorably upon our request if we grant the award.

MOTION was made by Councilor Henry to ACCEPT the quote submitted by Alpha Electrical Contractors Inc., a RI MPA certified vendor, for the purchase & installation of a generator at the Gloucester Police Department; said price not to exceed quoted price of \$99,800; said expenditure to be reimbursed pursuant to the terms of Rhode Island Emergency Management Agency, subgrant award 13-04A-2018 SHSP; seconded by Councilor Reichert

Discussion: None

VOTE: AYES- G. Steere, W. Steere, Reichert, Henry and Forgue  
NAYS-0

MOTION PASSED

- G. Bella Vista Estates Condominiums
  - 1. Request by developer to pay fee in lieu of constructing affordable housing units - Discussion and/or Action
  - 2. Issuance of Building Permits and Certificates of Occupancy for Bella Vista Estates Condominiums - Discussion and/or Action

Rico DiGregorio addressed the Council regarding his current building project, Bella Vista Estates Condominiums. Mr. DiGregorio stated he is requesting to pay a fee in lieu of as opposed to building affordable housing units. Councilor G. Steere noted this project was approved by Council previously and questioned if we would have to hold another public hearing. Atty. Kane stated that the original granting was done at Public hearing and agreed that Mr. DiGregorio would have to come back to Council as proposed changes to original granting was done at public hearing. T. Kane questioned Mr. DiGregorio if he was looking for relief for 7 affordable to be constructed on site, proposing finish 3 but pay payment in lieu of for 4. Mr. DiGregorio agreed with those numbers but stated he does not want to finish 3 units until sold. One is up, foundation is there for two more, just wants to frame and wait for buyers to finish

Discussion followed on the concept of fee in lieu of funding and uses for those funds.

Councilor Henry stated if we grant this fee in lieu of it puts a tremendous amount of workload on the town. Councilor W. Steere agreed.

Councilor W. Steere questioned the number of existing affordable housing units are currently built in that development. K. Scott stated 36 in various stages of build. Councilor W. Steere stated this development received a large density bonus and we asked for affordable housing units. Councilor W. Steere asked why neighboring cities and towns are not having trouble selling these units. Councilor W. Steere also stated changing requirements now sends a bad message as the terms were previously agreed to. Councilor Henry asked when this project began and asked what percentage is occupied. R. DiGregorio stated that this project started in 2015 and to this point 26 units allowed are completed and sold., and between building permits and foundations there are 36, all of the 70 units allowed.

R. DiGregorio stated he does not agree with the density bonus as this is a win-win for the town also in taxes. Mr. DiGregorio stated they cannot sell affordable in Gloucester due to location.

Councilor Reichert stated other developers have told him of similar problems with keeping tenants in Gloucester because of the location.

Councilor W. Steere stated the Council will have to reconsider density if we go down the path of considering changes. Mr. DiGregorio stated if the Council stops him now it will hurt the town.

Councilor Reichert stated they did eliminate a gravel bank in the town. Councilor W. Steere stated material is being moved from the front of the property. Mr. DiGregorio stated that is all used on site and repeatedly told Councilor W. Steere not to accuse him of something. Councilor W. Steere

stated he was not “accusing” anyone.

Councilor W. Steere stated he did not care about the tone of the letter received from Mr. DiGregorio’s attorney. Councilor W. Steere stated his tone towards our planner was uncalled for as she works hard at her job following our codes and state law.

Mr. DiGregorio stated if he gave the town money for the other four units they would still get credit for it. K. Scott stated just taking the money does not give us credit. K. Scott stated the town could work with a non- profit.

Councilor Henry asked if we were under a time frame to use funds (payment in lieu of) once we receive it.

T. Kane stated he believes we need to allocate within two years.

Mr. DiGregorio continued to speak about his difficulty selling affordable housing.

Councilor G. Steere stated this was shoved down our throats by the state and we have been told by people how hard it is to sell these units. Councilor G. Steere further stated that Mr. DiGregorio did get a huge density bonus and while he understands he is doing the roads, plowing, etc., we still have to come up with the seven units.

Mr. DiGregorio stated if this doesn’t go his way we will put in one more affordable, do the 40 units and be done with the project. Councilor Henry asked if units will be left unfinished. R. DiGregorio stated he would put them up for sale but not finish them off until he had a buyer. R. DiGregorio stated he will do the forty approved units and not go before the boards again. R. DiGregorio stated that is what he will offer.

Councilor Forgue stated he is well aware of the process to amend a P.U.D. as he has come back to town to make changes many times over the years.

Councilor Henry suggested Mr. DiGregorio take his case to the state because this is an important issue. Councilor Henry discussed the Council’s attempts to improve the affordable housing law process in place.

M. DiGregorio stated it is all negative when people find out about the affordable housing deed restrictions.

Councilor Henry stated the terms of the development are suppose to be agreed upon at the beginning of the process.

The process to come back to request a change was discussed and acknowledged by Council.

Councilor Reichert questioned if changing the 99 years to a 30 year restriction would help. Councilor W. Steere asked if the Town or the state set that restriction. K. Scott explained that could be amended back at zone change public hearing.

R. DiGregorio stated anything would help but he didn't feel it will help with sales. R. DiGregorio stated most of the sales he has had are Gloucester residents. Mr. DiGregorio stated the Planner did agree that he could submit his final plan at the completion of project as he has been allowed to move affordable units around, to meet his market.

When asked by Council if Mr. DiGregorio would come back regarding the length of years in stipulations and the payment in lieu of Mr. DiGregorio stated he would but that if he didn't get what he wanted he would end the project at 40 units as he will not go through the "torture" of building out additional affordable units.

Mr. DiGregorio stated he would like to move forward with permits he has outstanding.

MOTION was made by Councilor Reichert to direct the Building Department to issue four (4) building permits for new units to the developer of Bella Vista Condominiums provided the following conditions are met:

The required third water cistern be installed, inspected and approved by the Chepachet Fire Chief.

After the four (4) permits for new structures are issued, no additional building permits will be issued until four (4) affordable housing units are constructed, of the four new permits one must be affordable; seconded by Councilor Forgue

Discussion: Councilor G. Steere stated he will recuse from voting because as an abutting property owner he recused himself from previous hearings. It was agreed out of an abundance of caution G. Steere will recuse.

VOTE: AYES - W. Steere, Reichert, Henry and Forgue  
NAYS- 0  
RECUSAL - G. Steere

MOTION PASSED

IX. Town Council Correspondence/ Discussion

- A. Councilor G. Steere stated correspondence was received from Blackstone Valley Tourism regarding their 34<sup>th</sup> year anniversary celebration.
- B. Councilor G. Steere stated there is also correspondence from Blackstone Valley Tourism regarding their partnership with Ocean State Job Lot to distribute ornaments to residents at special city or town events in the valley, as requested.
- C. Councilor G. Steere stated Council has received a resolution from the Exeter-West Greenwich Regional School District School Committee requesting the town's

support of new law regarding funding for school field trips. Councilor Henry asked for a Resolution of support for next meeting.

- D. Councilor G. Steere stated we received a letter from the Government Financial Officers Association informing us that our comprehensive annual financial report for 2018 qualifies for a GFOA certificate in financial reporting and they are requesting we do a presentation when the time comes.
- E. Councilor G. Steere stated Council has received correspondence from a Gloucester resident that had moved out of town, they were gone for 2 and a half years , and now they are moving back to town. Councilor G. Steere stated the residents are requesting Council consider an exception to the time allowed. Councilor G. Steere stated they have gone beyond the time allowed by six months.

X. Department Head Reports/Discussion

- A. D. Brennan stated the Planning Board Recording Clerk has submitted a resignation. D. Brennan stated the Human Resources Administrator has recommended we first offer the position to the Clerks and then she will advertise if needed.
- B. Melissa Bouvier, Senior Center, brought to the Council a survey she has worked on with the Town Planner. M. Bouvier is asking for Council approval to submit in outgoing tax bills. Next agenda. Councilor G. Steere thanked K. Scott for her assistance.

XI. Bds. and Commissions Reports/ Discussion

Councilor Henry thanked the GBA and the Town's Recreation Department for the Trick or Treat event held a few weeks ago.

Councilor Reichert stated it was a great event with a lot of participation.

XII. Open Forum

- A. C. Wilson reminded all of the dates for Candlelight Shopping, December 5, 12, & 19<sup>th</sup>, 2019. C. Wilson asked Council to consider an agenda item for next meeting to discuss the possibility of detail funding. C. Wilson stated in past years Council has funded at least one detail.

XIII. Seek to Convene to Executive Session Pursuant to:

MOTION was made by Councilor W. Steere to Convene to Executive Session R.I.G.L. 42-46-5 (a)(2) Collective Bargaining - Contract Negotiations - Discussion and/or action

- 1. Local Union #1322 - Town of Gloucester Clerks

seconded by Councilor Fergie

Discussion: none

VOTE: AYES- G. Steere, W. Steere, Reichert, Henry and Fergie  
NAYS-0

MOTION PASSED

**10 minute recess**

XIV. Reconvene Open Session

MOTION was made by Councilor Henry to Reconvene Open Session, Disclosure no votes were taken in Executive Session, and to SEAL the minutes of Closed Executive Session pursuant to R.I.G.L. 42-46-5; seconded by Councilor W. Steere

Discussion: none

VOTE: AYES- G. Steere, W. Steere, Reichert, Henry and Forgue  
NAYS-0

MOTION PASSED

XV. MOTION was made by Councilor Henry to Adjourn at 10:40 p.m.; seconded by Councilor Reichert

Discussion: none

VOTE: AYES- G. Steere, W. Steere, Reichert, Henry and Forgue  
NAYS-0

MOTION PASSED