

GLOUCESTER CITY COUNCIL MEETING
Tuesday, July 14, 2026 – 6:30 p.m.
Rose Baker Center for Aging Well
6 Manuel F. Lewis Street, Gloucester, MA 01930
and
Remotely via Zoom
-Minutes-

Councilors Present: Council President, Councilor Tony Gross; Council Vice President, Councilor Sean Nolan; Councilor Scott Memhard; Councilor Marjorie Grace; Councilor Patti-Ann Page; Councilor Jason Grow; Councilor Hannah Kimberley; Councilor Dylan Benson; Councilor Francesco Margiotta (arrived 6:39 p.m.)

Also Present: Mayor Paul Lundberg; CAO, Kelly Dolan (remote); City Clerk, Grace Poirier; CFO, Conor MacCorkle (remote); Auditor, Kenny Costa (remote)

*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 6:31 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 Nolan** led the flag salute.

ORAL COMMUNICATIONS: **Karen Boudreau, 33 Chapel Street** stated her concerns regarding the \$30 fee for rental registry and the \$500 late fee, and that the notices were sent by email.

Susanne Altenburger, 66 Atlantic Street stated her concerns regarding the development of the vacant I4-C2 lot, and stated that the proposed Marine Industrial Technical Vocational High School fit many of the parameters needed to develop the property.

Mary Ann Boucher, 93 Mount Pleasant Avenue, stated her concerns regarding only receiving communications regarding rental registry bills by email, and not traditional mail.

PRESENTATIONS/COMMENDATIONS: None.

CONFIRMATION OF NEW APPOINTMENTS:

Affordable Housing Trust

Mark T. Vadala

TTE 2/16/2028

COMMITTEE RECOMMENDATION: On a motion by Councilor Grace, seconded by Councilor Margiotta, the Ordinances & Administration Committee voted 3 in favor, 0 opposed, to recommend that the City Council appoint Mark T. Vadala to the Affordable Housing Trust, TTE 2/16/2028.

Summary of Discussion: Mark T. Vadala stated he had been a local relator since 2001.

The Council thanked **Mark T. Vadala** for his willingness to volunteer his time.

MOTION: On a motion by Councilor Nolan, seconded by Councilor Margiotta, the City Council voted 9 in favor, 0 opposed, to appoint Mark T. Vadala to the Affordable Housing Trust, TTE 2/16/2028.

Board of Health

Thomas Markert (fulfilling an unexpired term)

TTE 2/16/2028

COMMITTEE RECOMMENDATION: On a motion by Councilor Margiotta, seconded by Councilor Grace, the Ordinances & Administration Committee voted 3 in favor, 0 opposed, to recommend that the City Council appoint Thomas Markert to the Board of Health, TTE 2/16/2028.

Summary of Discussion: Thomas Markert stated that he had been a pharmacist for fifty years,

The Council thanked **Thomas Markert** for his willingness to volunteer his time.

MOTION: On a motion by Councilor Nolan, seconded by Councilor Grace, the City Council voted 9 in favor, 0 opposed, to appoint Thomas Markert to the Board of Health, TTE 2/16/2028.

Open Space & Recreation Advisory Committee

Christopher Leahy

TTE 2/15/2029

COMMITTEE RECOMMENDATION: On a motion by Councilor Margiotta, seconded by Councilor Grace, the Ordinances & Administration Committee voted 3 in favor, 0 opposed, to recommend that the City Council appoint Christopher Leahy to the Open Space & Recreation Advisory Committee, TTE 2/15/2029.

Summary of Discussion: Christopher Leahy stated the he had previously served on the Dogtown Preservation Committee for the City, which had subsequently been absorbed by the Open Space & Recreation Advisory Committee. He stated that he had been a department head at the Mass Audubon Society, and had a background in natural history and biology.

The Council thanked **Christopher Leahy** for his willingness to volunteer his time.

MOTION: On a motion by Councilor Nolan, seconded by Councilor Margiotta, the City Council voted 9 in favor, 0 opposed, to appoint Christopher Leahy to the Open Space & Recreation Advisory Committee, TTE 2/15/2029.

Mariners Medal Committee

Vito Giacalone

TTE 2/14/2030

COMMITTEE RECOMMENDATION: On a motion by Councilor Grace, seconded by Councilor Margiotta, the Ordinances & Administration Committee voted 3 in favor, 0 opposed, to recommend that the City Council appoint Vito Giacalone to the Mariners Medal Committee, TTE 2/14/2030.

Summary of Discussion: **Vito Giacalone** stated that he was honored to be asked to serve on the Committee. He stated that he was a third-generation fisherman, had fished since he graduated high school, and had owned a fishing vessel for fifteen years.

The Council thanked **Vito Giacalone** for his willingness to volunteer his time.

MOTION: On a motion by Councilor Nolan, seconded by Councilor Grace, the City Council voted 9 in favor, 0 opposed, to appoint Vito Giacalone to the Mariners Medal Committee, TTE 2/14/2030.

Mariners Medal Committee

David Leveille

TTE 2/14/2030

COMMITTEE RECOMMENDATION: On a motion by Councilor Margiotta, seconded by Councilor Grace, the Ordinances & Administration Committee voted 3 in favor, 0 opposed, to recommend that the City Council appoint David Leveille to the Mariners Medal Committee, TTE 2/14/2030.

Summary of Discussion: **David Leveille** stated that he had been a fisherman until 1996 and had been a Sector Manager for the Gloucester and Boston fishing industry for 15 years.

The Council thanked **David Leveille** for his willingness to volunteer his time.

MOTION: On a motion by Councilor Nolan, seconded by Councilor Margiotta, the City Council voted 9 in favor, 0 opposed, to appoint David Leveille to the Mariners Medal Committee, TTE 2/14/2030.

Mariners Medal Committee

Joseph A. Orlando

TTE 2/14/2029

COMMITTEE RECOMMENDATION: On a motion by Councilor Grace, seconded by Councilor Margiotta, the Ordinances & Administration Committee voted 3 in favor, 0 opposed, to recommend that the City Council appoint Joseph A. Orlando to the Mariners Medal Committee, TTE 2/14/2029.

Summary of Discussion: **Joseph A. Orlando** stated he had been a fisherman since 1975, and had served on many fishing related committees.

The Council thanked **Joseph A. Orlando** for his willingness to volunteer his time.

MOTION: On a motion by Councilor Nolan, seconded by Councilor Grace, the City Council voted 9 in favor, 0 opposed, to appoint Joseph A. Orlando to the Mariners Medal Committee, TTE 2/14/2029.

Mariners Medal Committee

Mary Fay “Miffy” Somers

TTE 2/14/2028

COMMITTEE RECOMMENDATION: On a motion by Councilor Grace, seconded by Councilor Margiotta, the Ordinances & Administration Committee voted 3 in favor, 0 opposed, to recommend that the City Council appoint Mary Fay “Miffy” Somers to the Mariners Medal Committee, TTE 2/14/2028.

Summary of Discussion: Mary Fay “Miffy” Somers stated that she had been asked to serve on the Committee as the sole member that was not part of the fishing industry. She stated that her background was as an educator and consulting around the state regarding the State budget and education. She stated that she had served on committees in the past and would bring that experience to the Committee.

The Council thanked **Mary Fay “Miffy” Somers** for her willingness to volunteer her time.

MOTION: On a motion by Councilor Nolan, seconded by Councilor Margiotta, the City Council voted 9 in favor, 0 opposed, to appoint Mary Fay “Miffy” Somers to the Mariners Medal Committee, TTE 2/14/2028.

CONSENT AGENDA

ACTION

• CONFIRMATION OF REAPPOINTMENTS

• MAYOR’S REPORT

1. Reappointment

- | | | | |
|--|---------------|--------------|-------------------|
| Economic Development & Industrial Corporation | Robert Gordon | TTE 7/1/2029 | (refer O&A) |
| 2. Memorandum from the Mayor regarding the appointment of election officers for the September 1, 2026 State Primary Election and the November 3, 2026 State Election | | | (refer O&A) |
| 3. Memorandum from the Regional Prevention Director requesting acceptance of a \$375,000 grant from the Peter and Elizabeth C. Tower Foundation | | | (refer B&F) |
| 4. Memorandum from the Assistant Fire Chief requesting acceptance of the 2025 MEMA EMPG grant award in the amount of \$23,040 | | | (refer B&F) |
| 5. Memorandum from the Economic Development Coordinator requesting acceptance of the Essex National Heritage Commission Grant Award, 2026 in the amount of \$2,500 | | | (refer B&F) |
| 6. Memorandum from the Veterans Services Director requesting acceptance of donations in the amount of \$275 | | | (refer B&F) |
| 7. Memorandum from the Conservation Agent regarding a proposed amendment to the fee structure in the Gloucester Wetlands Ordinance | | | (refer B&F & O&A) |
| 8. Memorandum from the Auditor regarding the City’s FY2025 Annual Comprehensive Financial Report (ACFR) | | | (refer B&F) |
| 9. Memorandum from the Auditor regarding the Gloucester Public Schools End-of-Year Financial Report – Independent Accountant’s Report | | | (refer B&F) |
| 10. Memorandum from the Chief Financial Officer re: Loan Order for Municipal Equipment, School Bus & Fleet Acquisition in the amount of \$2,500,000 | | | (refer B&F) |
| 11. Memorandum from the General Counsel regarding Massachusetts Electric Company grant of easement for 50 Essex Avenue | | | (refer P&D) |

• COMMUNICATIONS/INVITATIONS

• INFORMATION ONLY

• APPLICATIONS/PETITIONS

- | | |
|---|-------------|
| 1. PP#2026-003: Petition by National Grid to install underground facilities on Wheeler Street beginning at a point 10 feet South of the centerline of the intersection of Wheeler Street and Wheeler Point Road and continuing approximately 55 feet in a Northwest direction. National Grid is petitioning to install 55ft +/- 2-3” PVC conduit from the existing pole 515 on Wheeler Street to the property of 134 Wheeler Street. Gloucester, MA. | (refer P&D) |
| 2. Special Event Application (#EVNT-26-37): Request for street closures for the Lone Gull 10k Road Race on September 20, 2026 with a rain date of September 27, 2026 | (refer P&D) |
| 3. Special Event Application (#EVNT-26-46): Request for street closures for the Fishbox Derby Race on September 20, 2026 with a rain date of September 27, 2026 | (refer P&D) |
| 4. 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.

(refer P&D)

• **COUNCILORS ORDERS**

1. CC#2026-007 (Gross): Amend GCO Ch. 11 "Hawkers, Peddlers, transient Vendors and Special Events," Sec. 11-1 "Definitions," Sec. 11-2 "License/permit required," Sec. 11-3 "Local license/permit requirement for fixed vending locations; procedure to obtain," Sec. 11-4 "Identification required," Sec. 11-5 "Fixed vending; site specific locations (nine)," Sec. 11-6 "Conduct of business," Sec. 11-7 "Business prohibited between certain hours," Sec. 11-8 "Vendors prohibited upon certain streets, areas," Sec. 11-9 Revocation and expiration of permit," Sec. 11-10 "Special events; transient vendors; parades," Sec. 11-11 "Special event permit; transient vendor permit; fee," Sec. 11-12 "Door-to-Door Sales; permitting required," Sec. 11-13 "Meats, butter, certain other food products – Licensing," Sec. 11-14 "Same – Inspection of products," Sec. 11-16 "Temporary permits to sell articles for charitable purposes," Sec. 11-17 "Violations; fines."

(refer O&A)

2. CC#2026-015 (Memhard): Amend GCO Ch. 22 "traffic and Motor Vehicles," Sec. 22-279 "Thirty-minute parking" by DELETING "Eastern Avenue, in front of #18 between the hours of 8:00 a.m. and 5:00 p.m. in the area beginning at pole #2741 on the westerly side in a southerly direction for 36 feet, two 30-minute parking spaces, clearly delineated."

(refer O&A)

• **APPROVAL OF MINUTES FROM PREVIOUS COUNCIL AND STANDING COMMITTEE MEETINGS**

1. City Council Meeting: 6/23/2026
2. Standing Committee Meetings: B&F 7/9/2026 (under separate cover), O&A 7/6/2026, P&D 7/8/2026

(Approve/File)

(Approve/File)

ITEMS TO BE ADDED/REMOVED FROM THE CONSENT AGENDA: Councilor Gross removed item #2 under Councilors Orders from the consent agenda.

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

2. CC#2026-015 (Memhard): Amend GCO Ch. 22 "traffic and Motor Vehicles," Sec. 22-279 "Thirty-minute parking" by DELETING "Eastern Avenue, in front of #18 between the hours of 8:00 a.m. and 5:00 p.m. in the area beginning at pole #2741 on the westerly side in a southerly direction for 36 feet, two 30-minute parking spaces, clearly delineated."

Summary of Discussion: Councilor Gross stated that this item also needed to be referred to the Traffic Commission.

MOTION: On a motion by Councilor Gross, seconded by Councilor Grow, the City Council voted 9 in favor, 0 opposed, to refer the matter to the Traffic Commission

COMMITTEE REPORTS

• **Budget & Finance – July 9, 2026**

MOTION: On a motion by Councilor Memhard, seconded by Councilor Page, the City Council voted by ROLL CALL 9 in favor, 0 opposed, to accept the July 9, 2026 Budget & Finance Standing Committee Report as a consent agenda.

1. **Memorandum from the Chief Financial Officer regarding FY26 year-end budget transfers**

Summary of Discussion: None.

#2026-SA-22

COMMITTEE RECOMMENDATION: On a motion by Councilor Memhard, seconded by Councilor Page, the Budget & Finance Committee voted, 3 in favor, 0 opposed, to recommend that the City Council approve Supplemental Appropriation #2026-SA-22 in the amount of \$4,000 (Four Thousand Dollars) from the Talbot Rink Enterprise Fund - Undesignated Fund Balance - Retained Earnings ("Free Cash"), Account #6900-359000 to the Talbot Rink Enterprise Fund, Personal Services - Overtime, Account #690051-513000. The purpose of this appropriation from the Talbot Enterprise Fund – Retained Earnings – ("Free Cash") is to cover the deficit in the overtime budget account.

MOTION: On a motion by Councilor Memhard, seconded by Councilor Page, the City Council voted by ROLL CALL 9 in favor, 0 opposed, to approve Supplemental Appropriation #2026-SA-22 in the amount of \$4,000 (Four Thousand Dollars) from the Talbot Rink Enterprise Fund - Undesignated Fund Balance - Retained Earnings ("Free Cash"), Account #6900-359000 to the Talbot Rink Enterprise Fund, Personal Services - Overtime, Account #690051-513000. The purpose of this appropriation from the Talbot Enterprise Fund – Retained Earnings – ("Free Cash") is to cover the deficit in the overtime budget account.

#2026-SA-23

COMMITTEE RECOMMENDATION: On a motion by Councilor Memhard, seconded by Councilor Page, the Budget & Finance Committee voted, 3 in favor, 0 opposed, to recommend that the City Council approve Supplemental Appropriation request #2026-SA-23 in the amount of \$30,000 (Thirty Thousand Dollars) from the General Fund, City Council, Professional & Technical Services, Account #0111152-530000, to the City Council Management Audit – Receipts Reserved for Appropriation, Account #32154-497001, for the creation of City Council Management Audit - Receipts for Appropriation Fund for future use as per the city charter section 7-12, for the City Council to conduct management audits.

MOTION: On a motion by Councilor Memhard, seconded by Councilor Page, the City Council voted by ROLL CALL 9 in favor, 0 opposed, to approve Supplemental Appropriation request #2026-SA-23 in the amount of \$30,000 (Thirty Thousand Dollars) from the General Fund, City Council, Professional & Technical Services, Account #0111152-530000, to the City Council Management Audit – Receipts Reserved for Appropriation, Account #32154-497001, for the creation of City Council Management Audit - Receipts for Appropriation Fund for future use as per the city charter section 7-12, for the City Council to conduct management audits.

#2026-SA-24

COMMITTEE RECOMMENDATION: On a motion by Councilor Memhard, seconded by Councilor Page, the Budget & Finance Committee voted, 3 in favor, 0 opposed, to recommend that the City Council approve Supplemental Appropriation #2026-SA-24 in the amount of \$29,947.42 (Twenty Nine Thousand Nine Hundred Forty Seven Dollars and Forty-Two Cents) from the General Fund, Registration – Ordinary Maintenance, Purchase of Services, Account #0116352-520000 to the Receipts Reserved for Appropriation – Special Revenue Fund, Elections, Transfers from General Fund, Account #32164-497001 for the purpose of provide funding for future election expenses.

MOTION: On a motion by Councilor Memhard, seconded by Councilor Page, the City Council voted by ROLL CALL 9 in favor, 0 opposed, to approve Supplemental Appropriation #2026-SA-24 in the amount of \$29,947.42 (Twenty Nine Thousand Nine Hundred Forty Seven Dollars and Forty-Two Cents) from the General Fund, Registration – Ordinary Maintenance, Purchase of Services, Account #0116352-520000 to the Receipts Reserved for Appropriation – Special Revenue Fund, Elections, Transfers from General Fund, Account #32164-497001 for the purpose of provide funding for future election expenses.

#2026-SA-25

COMMITTEE RECOMMENDATION: On a motion by Councilor Memhard, seconded by Councilor Page, the Budget & Finance Committee voted, 3 in favor, 0 opposed, to recommend that the City Council approve Supplemental Appropriation #2026-SA-25 in the amount of \$75,000 (Seventy Five Thousand Dollars) from the General Fund, Health & Life Insurance – Personal Services, Health Insurance, Account #0190151-517003, to the General Stabilization Fund, Transfers in from General Fund, Account #75004-497001 for the purpose of transferring funds intended for the Employee Wellness Program as required per the PEC contract.

MOTION: On a motion by Councilor Memhard, seconded by Councilor Page, the City Council voted by ROLL CALL 9 in favor, 0 opposed, to approve Supplemental Appropriation #2026-SA-25 in the amount of \$75,000 (Seventy Five Thousand Dollars) from the General Fund, Health & Life Insurance – Personal Services, Health Insurance, Account #0190151-517003, to the General Stabilization Fund, Transfers in from General Fund, Account #75004-497001 for the purpose of transferring funds intended for the Employee Wellness Program as required per the PEC contract.

#2026-SA-26

COMMITTEE RECOMMENDATION: On a motion by Councilor Memhard, seconded by Councilor Page, the Budget & Finance Committee voted, 3 in favor, 0 opposed, to recommend that the City Council approve Supplemental Appropriation #2026-SA-26 in the amount of \$12,000 (Twelve Thousand Dollars) from the General Fund, Tourism – Ordinary Maintenance, Other Purchase of Services, Account #0156352-538000, to the General Stabilization Fund, Transfers in from General Fund, Account #75004-497001 for the purpose of transferring funds intended for the Wayfinding Signs project.

MOTION: On a motion by Councilor Memhard, seconded by Councilor Page, the City Council voted by ROLL CALL 9 in favor, 0 opposed, to approve Supplemental Appropriation #2026-SA-26 in the amount of \$12,000 (Twelve Thousand Dollars) from the General Fund, Tourism – Ordinary Maintenance, Other Purchase of Services, Account #0156352-538000, to the General Stabilization Fund, Transfers in from General Fund, Account #75004-497001 for the purpose of transferring funds intended for the Wayfinding Signs project.

2. Memorandum from the Chief Financial Officer & #2027-SA-1 in the amount of \$45,000 regarding the replacement of critical components of the AC unit at O'Maley Middle School

COMMITTEE RECOMMENDATION: On a motion by Councilor Memhard, seconded by Councilor Page, the Budget & Finance Committee voted, 3 in favor, 0 opposed, to recommend that the City Council approve Supplemental Appropriation 2027-SA-1 in the amount of \$45,000 (Forty Five Thousand Dollars) from Building Maintenance Stabilization Fund, Undesignated Fund Balance, Account #7700-359000 to Building Maintenance Stabilization Fund - O'Maley AC, Repairs & Maintenance – HVAC, Account #770028-524010 for the purpose of replacing critical components of the air conditioning unit at O'Maley Innovation Middle School.

Summary of Discussion: None.

MOTION: On a motion by Councilor Memhard, seconded by Councilor Page, the City Council voted by ROLL CALL 9 in favor, 0 opposed, to approve Supplemental Appropriation 2027-SA-1 in the amount of \$45,000 (Forty Five Thousand Dollars) from Building Maintenance Stabilization Fund, Undesignated Fund Balance, Account #7700-359000 to Building Maintenance Stabilization Fund - O'Maley AC, Repairs & Maintenance – HVAC, Account #770028-524010 for the purpose of replacing critical components of the air conditioning unit at O'Maley Innovation Middle School.

3. Memorandum from the Community Development Director requesting acceptance of the PY26/FY27 Community Development Block Grant in the amount of \$680,963

COMMITTEE RECOMMENDATION: On a motion by Councilor Memhard, seconded by Councilor Page, the Budget & Finance Committee voted, 3 in favor, 0 opposed, to recommend that the City Council accept under MGL c. 44, §53A, a federal grant in the amount of \$680,963 for the Community Development Block Grant (CDBG) from the U.S. Department of Housing and Urban Development (HUD) for Program Year 2026/Fiscal Year 2027.

Summary of Discussion: None.

MOTION: On a motion by Councilor Memhard, seconded by Councilor Page, the City Council voted by ROLL CALL 9 in favor, 0 opposed, to accept under MGL c. 44, §53A, a federal grant in the amount of \$680,963 for the Community Development Block Grant (CDBG) from the U.S. Department of Housing and Urban Development (HUD) for Program Year 2026/Fiscal Year 2027.

4. Memorandum from the Director of Public Works requesting acceptance of the 2026 Calendar Year Recycling Dividends Grant in the amount of \$16,800

COMMITTEE RECOMMENDATION: On a motion by Councilor Memhard, seconded by Councilor Page, the Budget & Finance Committee voted, 3 in favor, 0 opposed, to recommend that the City Council accept a state grant under MGL c. 44, §53A, a 2026 State Recycling Dividends Program grant under the Sustainable Materials Recovery Program from the Mass. Department of Environmental Protection (Mass DEP) for \$16,800 for the purpose of enhancing the City of Gloucester's waste reduction programs. The grant has no match and unused funds may be rolled over to future fiscal years.

Summary of Discussion: None.

MOTION: On a motion by Councilor Memhard, seconded by Councilor Page, the City Council voted by ROLL CALL 9 in favor, 0 opposed, to accept a state grant under MGL c. 44, §53A, a 2026 State Recycling Dividends Program grant under the Sustainable Materials Recovery Program from the Mass. Department of Environmental Protection (Mass DEP) for \$16,800 for the purpose of enhancing the City of Gloucester's waste reduction programs. The grant has no match and unused funds may be rolled over to future fiscal years.

5. Memorandum from the Library Director requesting the acceptance of the Library Early Learning Center Grant in the amount of \$50,000

COMMITTEE RECOMMENDATION: On a motion by Councilor Memhard, seconded by Councilor Page, the Budget & Finance Committee voted, 3 in favor, 0 opposed, to recommend that the City Council accept a private grant under MGL c. 44, §53A, a Library Early Learning Center Grant in the amount of \$50,000 for the purpose of hiring two part-time temporary Library Early Learning Center Assistants. The grant period is from July 15, 2026 to June 30, 2027 and there's no local match for this grant.

Summary of Discussion: None.

MOTION: On a motion by Councilor Memhard, seconded by Councilor Page, the City Council voted by ROLL CALL 9 in favor, 0 opposed, to accept a private grant under MGL c. 44, §53A, a Library Early Learning Center Grant in the amount of \$50,000 for the purpose of hiring two part-time temporary Library Early Learning Center Assistants. The grant period is from July 15, 2026 to June 30, 2027 and there's no local match for this grant.

End of consent agenda**#2026-SBT-20**

COMMITTEE RECOMMENDATION: On a motion by Councilor Memhard, seconded by Councilor Page, the Budget & Finance Committee voted, 3 in favor, 0 opposed, to recommend that the City Council approve the following Special Budgetary Transfer (2026-SBT-22) for the purpose of funding and making whole Fiscal Year 2026 account deficits totaling \$1,444,231.35 in the following accounts:

FROM ACCOUNT		TO ACCOUNT		
ORG	OBJECT	ORG	OBJECT	AMOUNT
0121152 - POLICE- UNIFORM ORDINARY MAINT	530028 - SOFTWARE SERVICES	0112151 - EXEC - MAYOR PERSONAL SERVICES	511000 - SALARIES	7,000.00
0114152 - BD OF ASSESSORS ORDINARY MAINT	530016 - PROPERTY DATA SERVICES	0114151 - BD OF ASSESSORS PERSONAL SVC	519011 - RMT SICK LEAVE BUYBACK	19,800.00
0121152 - POLICE- UNIFORM ORDINARY MAINT	524006 - R&M - COMMUN. EQUIP.	0114551 - TREAS/COLL PERSONAL SERVICES	511000 - SALARIES	19,000.00
0112152 - EXEC - MAYOR ORDINARY MAINT	578001 - CONTINGENCY- EMERGENCY	0114552 - TREAS/COLL ORDINARY MAINT	530010 - LEGAL SERVICES	29,000.00
0194552 - LIABILITY INSURANCE ORDINARY	574004 - SELF INS-AUTO INS	0114552 - TREAS/COLL ORDINARY MAINT	530026 - BANK CHARGES	50,000.00
0118152 - COMM DEV ORDINARY MAINT	520000 - PURCHASE OF SERVICES	0118151 - COMM DEV PERSONAL SERVICES	511000 - SALARIES	2,000.00
0121151 - POLICE- UNIFORM PERSONAL SERV	511000 - SALARIES	0121051 - POLICE- ADMIN PERSONAL SERV	519011 - RMT SICK LEAVE BUYBACK	69,895.54
0121151 - POLICE- UNIFORM PERSONAL SERV	511000 - SALARIES	0121251 - POLICE- CRIM INV PERSONAL SVCS	511000 - SALARIES	65,000.00
0190151 - HEALTH & LIFE INS PERSONAL SVC	517003 - HEALTH INSURANCE	0122051 - FIRE PERSONAL SERVICES	513000 - OVERTIME	177,184.31
0122052 - FIRE ORDINARY MAINTENANCE	530025 - IN SERVICE TRAINING OM	0122051 - FIRE PERSONAL SERVICES	513000 - OVERTIME	112,000.00
0129152 - EMG MGMT ORDINARY MAINT	520000 - PURCHASE OF SERVICES	0122051 - FIRE PERSONAL SERVICES	513000 - OVERTIME	34,000.00

0194552 - LIABILITY INSURANCE ORDINARY	574001 - BUILDING INSURANCE	0122051 - FIRE PERSONAL SERVICES	513000 - OVERTIME	42,000.00
0142152 - DPW- ADMIN ORDINARY MAINT	573000 - DUES AND MEMBERSHIPS	0142151 - DPW- ADMIN PERSONAL SERVICES	511000 - SALARIES	250.00
0142358 - DPW- SNOW REMVL CAPITAL OUTLAY	585000 - EQUIPMENT	0142352 - DPW- SNOW REMVL ORDINARY MAINT	529002 - SNOW REMOVAL	25,600.00
0149951 - DPW- CENTRAL SERV PERSONAL	512000 - SALARIES & WAGES TEMPOR'Y	0147051 - DPW- PUBLIC SER PERSONAL SERV	512000 - SALARIES & WAGES TEMPOR'Y	35,000.00
0151051 - BOARD OF HEALTH PERSONAL SVC	511000 - SALARIES	0147051 - DPW- PUBLIC SER PERSONAL SERV	512000 - SALARIES & WAGES TEMPOR'Y	42,000.00
0129651 - SHELLFISH PERSONAL SERVICES	511000 - SALARIES	0147051 - DPW- PUBLIC SER PERSONAL SERV	512000 - SALARIES & WAGES TEMPOR'Y	34,000.00
0141151 - DPW- ENGINEERING PERSONAL SVC	511000 - SALARIES	0147051 - DPW- PUBLIC SER PERSONAL SERV	512000 - SALARIES & WAGES TEMPOR'Y	24,000.00
0115552 - MGMT INFO SYS ORDINARY MAINT	530028 - SOFTWARE SERVICES	0147051 - DPW- PUBLIC SER PERSONAL SERV	512000 - SALARIES & WAGES TEMPOR'Y	13,000.00
0192151 - PENSION/REG CONTRIB PERSONAL	517004 - PENSION RETIREMENT FUND	0147051 - DPW- PUBLIC SER PERSONAL SERV	512000 - SALARIES & WAGES TEMPOR'Y	12,900.00
0140351 - DPW- SOLID WASTE REC PERSONAL	511300 - WAGES - HOURLY PERMANENT	0147051 - DPW- PUBLIC SER PERSONAL SERV	512000 - SALARIES & WAGES TEMPOR'Y	12,000.00
0161051 - LIBRARY PERSONAL SERVICES	511000 - SALARIES	0147051 - DPW- PUBLIC SER PERSONAL SERV	512000 - SALARIES & WAGES TEMPOR'Y	11,000.00
0121151 - POLICE- UNIFORM PERSONAL SERV	515004 - HOLIDAYS	0147051 - DPW- PUBLIC SER PERSONAL SERV	512000 - SALARIES & WAGES TEMPOR'Y	30,000.00
0116351 - REGISTRATION PERSONAL SERV	513000 - OVERTIME	0147051 - DPW- PUBLIC SER PERSONAL SERV	512000 - SALARIES &	5,000.00

			WAGES TEMPOR'Y	
0140352 - DPW-SOLID WASTE REC ORDINARY	529004 - SOLID WASTE DISPOSAL CONTRACT	0147252 - DPW-FACILITIES MAINT ORDINARY	521001 - ELECTRICITY	202,000.00
0191051 - WORKERS COMP PERSONAL SVC	517001 - WORKER'S COMPENSATION	0147252 - DPW-FACILITIES MAINT ORDINARY	521001 - ELECTRICITY	138,500.00
0121152 - POLICE-UNIFORM ORDINARY MAINT	524006 - R&M - COMMUN. EQUIP.	0147252 - DPW-FACILITIES MAINT ORDINARY	521001 - ELECTRICITY	34,000.00
0149952 - DPW-CENTRAL SERV ORDINARY	548001 - MOTOR GAS AND OIL	0147252 - DPW-FACILITIES MAINT ORDINARY	521001 - ELECTRICITY	33,000.00
0147052 - DPW-PUBLIC SER ORDINARY MAINT	520000 - PURCHASE OF SERVICES	0147252 - DPW-FACILITIES MAINT ORDINARY	521001 - ELECTRICITY	38,000.00
0151052 - BOARD OF HEALTH ORDINARY MAINT	520000 - PURCHASE OF SERVICES	0147252 - DPW-FACILITIES MAINT ORDINARY	521001 - ELECTRICITY	20,000.00
0129652 - SHELLFISH ORDINARY MAINT	524037 - R&M - BOAT & MARINE MAINT	0147252 - DPW-FACILITIES MAINT ORDINARY	521001 - ELECTRICITY	16,000.00
0121652 - POLICE-HARBOR ORDINARY MAINT	548001 - MOTOR GAS AND OIL	0147252 - DPW-FACILITIES MAINT ORDINARY	521001 - ELECTRICITY	13,000.00
0115551 - MGMT INFO SY PERSONAL SERVICES	511000 - SALARIES	0147252 - DPW-FACILITIES MAINT ORDINARY	521002 - NATURAL GAS	27,000.00
0154352 - VETERANS BENEFITS ORDINARY MNT	577001 - VETERANS BENEFITS MEDICAL	0147252 - DPW-FACILITIES MAINT ORDINARY	521002 - NATURAL GAS	68,000.00
0114559 - TREAS/COLL DEBT SERVICE	530027 - BOND ISSUANCE COST	0170059 - DEBT SERVICE	591000 - PRINCIPAL ON LNG TRM DEBT	13,800.00
0154151 - COUNCIL ON AGING PERSONAL	514006 - LONGEVITY	0170059 - DEBT SERVICE	591000 - PRINCIPAL ON LNG TRM DEBT	300.00
0154352 - VETERANS BENEFITS ORDINARY MNT	577003 - VETERANS BENEFITS FUEL	0190351 - MEDICARE PERSONAL SVC	517008 - MEDICARE INSURANCE	15,000.00
700052 - WATERWAYS ORDINARY MAINTENANCE	578001 - CONTINGENCY-EMERGENCY	700059 - WATERWAYS DEBT SERVICE/OFU	591500 - INTEREST ON LTD	1.50

TOTAL: 1,444,231.35

Summary of Discussion: There was a friendly amendment proposed by **Councilor Memhard** to correct several errors in the Committee Recommendation.

Councilor Grow asked for an explanation regarding these transfers. **CFO, Conor MacCorkle** stated that at the end of the Fiscal Year any lines that had a deficit would be cured with other lines in the budget that were in surplus to bring the budget into balance. **Auditor, Kenny Costa** stated that the \$1.4 million was less than 1% of the overall budget.

Councilor Gross stated that the amount did not include the snow and ice deficit which would be amortized over the next three years.

MOTION: On a motion by Councilor Memhard, seconded by Councilor Page, the City Council voted 9 in favor, 0 opposed, to approve the following Special Budgetary Transfer (2026-SBT-20) for the purpose of funding and making whole Fiscal Year 2026 account deficits totaling \$1,444,231.35 in the following accounts:

FROM ACCOUNT		TO ACCOUNT		
ORG	OBJECT	ORG	OBJECT	AMOUNT
0121152 - POLICE- UNIFORM ORDINARY MAINT	530028 - SOFTWARE SERVICES	0112151 - EXEC - MAYOR PERSONAL SERVICES	511000 - SALARIES	7,000.00
0114152 - BD OF ASSESSORS ORDINARY MAINT	530016 - PROPERTY DATA SERVICES	0114151 - BD OF ASSESSORS PERSONAL SVC	519011 - RMT SICK LEAVE BUYBACK	19,800.00
0121152 - POLICE- UNIFORM ORDINARY MAINT	524006 - R&M - COMMUN. EQUIP.	0114551 - TREAS/COLL PERSONAL SERVICES	511000 - SALARIES	19,000.00
0112152 - EXEC - MAYOR ORDINARY MAINT	578001 - CONTINGENCY- EMERGENCY	0114552 - TREAS/COLL ORDINARY MAINT	530010 - LEGAL SERVICES	29,000.00
0194552 - LIABILITY INSURANCE ORDINARY	574004 - SELF INS-AUTO INS	0114552 - TREAS/COLL ORDINARY MAINT	530026 - BANK CHARGES	3,000.00
0118152 - COMM DEV ORDINARY MAINT	520000 - PURCHASE OF SERVICES	0118151 - COMM DEV PERSONAL SERVICES	511000 - SALARIES	2,000.00
0121151 - POLICE- UNIFORM PERSONAL SERV	511000 - SALARIES	0121051 - POLICE- ADMIN PERSONAL SERV	519011 - RMT SICK LEAVE BUYBACK	69,895.54

0121151 - POLICE- UNIFORM PERSONAL SERV	511000 - SALARIES	0121251 - POLICE- CRIM INV PERSONAL SVCS	511000 - SALARIES	65,000.00
0190151 - HEALTH & LIFE INS PERSONAL SVC	517003 - HEALTH INSURANCE	0122051 - FIRE PERSONAL SERVICES	513000 - OVERTIME	177,184.31
0122052 - FIRE ORDINARY MAINTENANCE	530025 - IN SERVICE TRAINING OM	0122051 - FIRE PERSONAL SERVICES	513000 - OVERTIME	112,000.00
0129152 - EMG MGMT ORDINARY MAINT	520000 - PURCHASE OF SERVICES	0122051 - FIRE PERSONAL SERVICES	513000 - OVERTIME	34,000.00
0194552 - LIABILITY INSURANCE ORDINARY	574001 - BUILDING INSURANCE	0122051 - FIRE PERSONAL SERVICES	513000 - OVERTIME	42,000.00
0142152 - DPW- ADMIN ORDINARY MAINT	573000 - DUES AND MEMBERSHIPS	0142151 - DPW- ADMIN PERSONAL SERVICES	511000 - SALARIES	250.00
0142358 - DPW- SNOW REMVL CAPITAL OUTLAY	585000 - EQUIPMENT	0142352 - DPW- SNOW REMVL ORDINARY MAINT	529002 - SNOW REMOVAL	25,600.00
0149951 - DPW- CENTRAL SERV PERSONAL	512000 - SALARIES & WAGES TEMPOR'Y	0147051 - DPW- PUBLIC SER PERSONAL SERV	512000 - SALARIES & WAGES TEMPOR'Y	35,000.00
0151051 - BOARD OF HEALTH PERSONAL SVC	511000 - SALARIES	0147051 - DPW- PUBLIC SER PERSONAL SERV	512000 - SALARIES & WAGES TEMPOR'Y	42,000.00
0129651 - SHELLFISH PERSONAL SERVICES	511000 - SALARIES	0147051 - DPW- PUBLIC SER PERSONAL SERV	512000 - SALARIES & WAGES TEMPOR'Y	34,000.00
0141151 - DPW- ENGINEERING PERSONAL SVC	511000 - SALARIES	0147051 - DPW- PUBLIC SER PERSONAL SERV	512000 - SALARIES & WAGES TEMPOR'Y	24,000.00
0115552 - MGMT INFO SYS ORDINARY MAINT	530028 - SOFTWARE SERVICES	0147051 - DPW- PUBLIC SER PERSONAL SERV	512000 - SALARIES & WAGES TEMPOR'Y	13,000.00
0192151 - PENSION/REG CONTRIB PERSONAL	517004 - PENSION RETIREMENT FUND	0147051 - DPW- PUBLIC SER PERSONAL SERV	512000 - SALARIES & WAGES TEMPOR'Y	12,900.00

0140351 - DPW-SOLID WASTE REC PERSONAL	511300 - WAGES - HOURLY PERMANENT	0147051 - DPW-PUBLIC SER PERSONAL SERV	512000 - SALARIES & WAGES TEMPOR'Y	12,000.00
0161051 - LIBRARY PERSONAL SERVICES	511000 - SALARIES	0147051 - DPW-PUBLIC SER PERSONAL SERV	512000 - SALARIES & WAGES TEMPOR'Y	11,000.00
0121151 - POLICE-UNIFORM PERSONAL SERV	515004 - HOLIDAYS	0147051 - DPW-PUBLIC SER PERSONAL SERV	512000 - SALARIES & WAGES TEMPOR'Y	30,000.00
0116351 - REGISTRATION PERSONAL SERV	513000 - OVERTIME	0147051 - DPW-PUBLIC SER PERSONAL SERV	512000 - SALARIES & WAGES TEMPOR'Y	5,000.00
0140352 - DPW-SOLID WASTE REC ORDINARY	529004 - SOLID WASTE DISPOSAL CONTRACT	0147252 - DPW-FACILITIES MAINT ORDINARY	521001 - ELECTRICITY	202,000.00
0191051 - WORKERS COMP PERSONAL SVC	517001 - WORKER'S COMPENSATION	0147252 - DPW-FACILITIES MAINT ORDINARY	521001 - ELECTRICITY	138,500.00
0121152 - POLICE-UNIFORM ORDINARY MAINT	524006 - R&M - COMMUN. EQUIP.	0147252 - DPW-FACILITIES MAINT ORDINARY	521001 - ELECTRICITY	34,000.00
0149952 - DPW-CENTRAL SERV ORDINARY	548001 - MOTOR GAS AND OIL	0147252 - DPW-FACILITIES MAINT ORDINARY	521001 - ELECTRICITY	34,000.00
0147052 - DPW-PUBLIC SER ORDINARY MAINT	520000 - PURCHASE OF SERVICES	0147252 - DPW-FACILITIES MAINT ORDINARY	521001 - ELECTRICITY	38,000.00
0151052 - BOARD OF HEALTH ORDINARY MAINT	520000 - PURCHASE OF SERVICES	0147252 - DPW-FACILITIES MAINT ORDINARY	521001 - ELECTRICITY	20,000.00
0129652 - SHELLFISH ORDINARY MAINT	524037 - R&M - BOAT & MARINE MAINT	0147252 - DPW-FACILITIES MAINT ORDINARY	521001 - ELECTRICITY	16,000.00
0121652 - POLICE-HARBOR ORDINARY MAINT	548001 - MOTOR GAS AND OIL	0147252 - DPW-FACILITIES MAINT ORDINARY	521001 - ELECTRICITY	13,000.00
0115551 - MGMT INFO SY PERSONAL SERVICES	511000 - SALARIES	0147252 - DPW-FACILITIES MAINT ORDINARY	521002 - NATURAL GAS	27,000.00
0154352 - VETERANS	577001 - VETERANS	0147252 - DPW-FACILITIES MAINT ORDINARY	521002 - NATURAL GAS	68,000.00

BENEFITS ORDINARY MNT	BENEFITS MEDICAL	-		
0114559 TREAS/COLL DEBT SERVICE	530027 - BOND ISSUANCE COST	0170059 - DEBT SERVICE	591000 - PRINCIPAL ON LNG TRM DEBT	13,800.00
0154151 - COUNCIL ON AGING PERSONAL	514006 - LONGEVITY	0170059 - DEBT SERVICE	591000 - PRINCIPAL ON LNG TRM DEBT	300.00
0154352 VETERANS BENEFITS ORDINARY MNT	577003 VETERANS BENEFITS FUEL	0190351 - MEDICARE PERSONAL SVC	517008 - MEDICARE INSURANCE	15,000.00
700052 WATERWAYS ORDINARY MAINTENANCE	578001 - CONTINGENCY- EMERGENCY	700059 - WATERWAYS DEBT SERVICE/OFU	591500 - INTEREST ON LTD	1.50

TOTAL: 1,444,231.35

• **Ordinances & Administration – July 6, 2026 Meeting**

No items under this heading.

• **Planning & Development – July 8, 2026 Meeting**

- 1. PP#2026-002 Petition by National Grid to install underground facilities on Corliss Avenue beginning at a point approximately 115 feet West of the centerline of the intersection of Juniper Road and Corliss Avenue and continuing approximately 4 feet in a North-East direction. National Grid is petitioning to install +/- 4ft underground customer owned conduit from pole 4357 to property of 2 Juniper Road**

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, to install underground facilities on Corliss Ave. Beginning at a point approximately 115 feet West of the centerline of the intersection of Juniper Rd. and Corliss Ave. and continuing approximately 4 feet in a North-East direction. National Grid is petitioning to install +/- 4ft underground customer owned conduit from pole 4357 to property of 2 Juniper Rd. Also for permission to lay and maintain underground laterals, cables and wires in the above or intersecting public ways for the purpose of making connections with such poles and buildings as each of said petitioners may desire for distribution purposes in Gloucester, MA - as shown on a plan included in the application dated April 11, 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. Proposed excavation may only occur during accepted road opening and construction season, 15 March – 15 November.

3. 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.
4. All excavations must be secured at all times.
5. 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.
6. Sidewalks must be restored with like material immediately after pole set.

Summary of Discussion: None.

MOTION: On a motion by Councilor Grow, seconded by Councilor Benson, the City Council voted 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, to install underground facilities on Corliss Ave. Beginning at a point approximately 115 feet West of the centerline of the intersection of Juniper Rd. and Corliss Ave. and continuing approximately 4 feet in a North-East direction. National Grid is petitioning to install +/- 4ft underground customer owned conduit from pole 4357 to property of 2 Juniper Rd. Also for permission to lay and maintain underground laterals, cables and wires in the above or intersecting public ways for the purpose of making connections with such poles and buildings as each of said petitioners may desire for distribution purposes in Gloucester, MA - as shown on a plan included in the application dated April 11, 2026 – with the following conditions:

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3. 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.
4. All excavations must be secured at all times.
5. 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.
6. Sidewalks must be restored with like material immediately after pole set.

SCHEDULED PUBLIC HEARINGS:

1. PH2026-011: SCP2026-03: The application of Gloucester Main LLC to construct a mixed-use residential development including 40 residential units and retail and/or restaurant space: GZO Secs. 1.8.3 “Standard to be Applied,” 1.10.1 “Jurisdiction of the City Council and Zoning Board of Appeals,” subsection (a) “City Council,” 3.2.2 “Dimensional Requirements for Multi-family Dwellings and Their Accessory Uses (other than signs),” fn. (a) “Minimum lot area per dwelling unit or minimum open space per dwelling unit,” 2.3.1 “Residential Uses” subsection (8) “Conversion to or new multi-family or apartment dwelling, seven or more dwelling units,” 3.1.6(b) “Building Heights in Excess of 35 Feet” and 5.7.5 “Special Permit Criteria [Major Project]” at Main Street #150, Map #8, Lot #64 in the CB and CCD district. (cont. from June 9, 2026)

This matter was continued to the July 28, 2026 City Council Meeting.

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

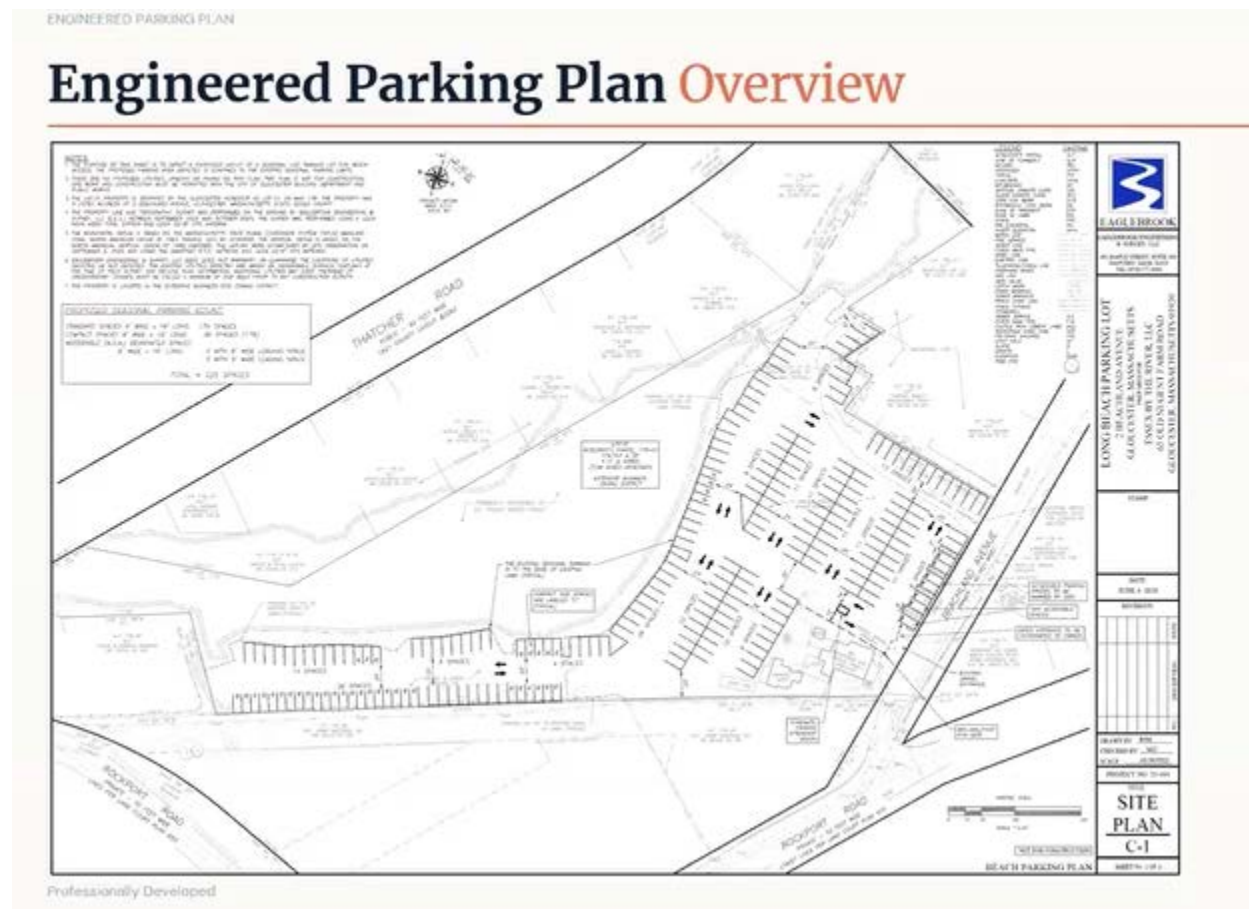
This matter was continued to the July 28, 2026 City Council Meeting.

3. PH2026-017: Application for License pursuant to MGL Ch. 148, Sec. 56 and GCO Ch. 22 "Traffic and Motor Vehicles," Sec. 22-153 "Privately owned open-air parking space" re: Essex by the River, LLC Outdoor Parking Permit at Beachland Avenue #2.

•Public Hearing Opened: 7:16 p.m.

•Speaking in Favor: Attorney Sal Frontiero, 46 Middle Street, stated he was representing the applicant. He stated that the applicant had a purchase and sale agreement from the current owner Charles Pratt.

Attorney Frontiero shared his screen



Attorney Frontiero stated that the above was the plan for the parking lot. He stated that it was near Long Beach, and had 225 parking spaces. He stated that the applicants were City residents, **Michelle Mineo** and **Douglas Finkel**. He stated that **Douglas Finkel** worked from home and would be able to provide greater oversight to the parking lot during the day. He stated that the applicants had heard the concerns raised by the Planning & Development Committee, and had redesigned the plan taking those concerns into consideration. He stated that there would be an easement open for a neighboring property on Beachland Avenue. He stated that there would be seven disabled parking space, 38 compact spaces, and 187 standard sized spaces. He stated that the parking spaces followed the City's size requirements. He stated that the lanes were in compliance for the size required for one

way or two-way traffic. He stated that the permit for the previous owner had included ten conditions, and the proposed permit had fourteen.

Douglas Finkel stated that they had put together a professional plan to address municipal safety and neighborhood concerns. As can be seen below.

Context & Executive Summary Overview

Our Professional Commitment

To operate a professionally developed seasonal beach parking resource designed specifically to address and satisfy municipal, safety, and residential neighborhood concerns.

Strategic Focus Areas

Per instructions from City officials and in consideration of nearby residents, this comprehensive operational plan directly addresses City and abutter concerns and requirements through:

Standardization: Civil-engineered parking plan

Public Convenience: Well-maintained restroom and shower facilities.

Public Safety Protocols: GFD rapid access

Modern Site Security: HD night controls

Lot Engineering & Standardization Dimensions

To-Scale Layout Integrity

We tasked our licensed Civil Engineer (Eaglebrook Engineering & Survey, LLC) to create a surveyed layout for 225 cars, in accordance with Gloucester City parking ordinances

Standard Spaces: 187 spaces measuring 9 x 16 ft.

Compact Spaces: 38 spaces measuring 8 x 16 ft.

Compact Space Ratio: 17% (well below the City's 30% max limit)

ADA Accommodation: 7 designated spaces positioned nearest to the entrance

Travel Lanes: Standard 24 ft wide travel aisles for easy maneuvering

GFD Review: Parking plan shared with GFD Fire Safety Officer *Savess* – "Looks good"

Permanent Setup: Geolocated row endpoints created for consistent yearly setup



225 Resident & Visitor Spaces • Engineered for Safety

Operational Security & Management Proactive Mitigation

Dusk Security Mandate

The locked main entrance will align perfectly with existing city beach operations to ensure tourists and beachgoers leave by 9 PM, discouraging after-hours parking and associated loitering.

HD Video Surveillance

Video surveillance could be implemented if needed to further discourage after hours loitering.

Entrance Warning Signage

Prominent visual warning signage details the exact 9:00 PM closure schedule (matching City rules) at the entryway to set immediate passenger expectations.

Authorized Private Towing

Clear warnings state that unauthorized vehicles parked past closing are subject to immediate private towing via Tally's Towing Service at the owner's expense.

EASEMENT PROTECTIONS

Easement Security & Privacy

Easement Access

The easterly end of the property contains an easement to facilitate access to 4 Beachland Ave must remain open

Additional mitigation steps could be implemented to discourage loitering:

- **Video Surveillance:** HD video surveillance of the lot (video only, no audio) providing the capability of GPD callout if needed. Data stored locally – never live-streamed.
- **Warning Signs:** "Property Monitored by Video Surveillance" sign at lot entrance. "Authorized Access Only" sign placed at the easement entrance.



Fire Safety & Emergency Access KnoxBox System



GFD HIGH-SECURITY EMERGENCY KNOXBOX INTERFACE

Zero Entry Delay for First Responders

To ensure total emergency readiness, we will install a KnoxBox at the property's main entrance:

GFD KnoxBox System: Standard Rapid Access System

Zero Entry Delay: Ensures the Gloucester Fire Department can instantly bypass the locked steel cables or chain gates.

Protection for 2 Beachland and Abutters: 24 ft wide main entrance meets Fire Department gate ingress requirement (527 CMR 1.00)

Officer Coordination: Parking plan and KnoxBox entry have been coordinated and verified with GFD Fire Prevention Officer Sayess.

Neighborhood Public Safety Proactive Measures

Internal Warning Signage

We will position highly visible in-lot egress signage reminding guests: "Slow Down, Kids and Pets at Play" directly as they prepare to merge back onto neighborhood streets.



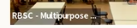
Commitment to maintaining quiet, safe residential access roads

See-Click-Fix Remediation

Proactive problem identification and reporting to the City via See-Click-Fix led to **Issue #21839496** being resolved by Gloucester DPW in 2 days (successfully cleared on 6/2).



Coastal Stewardship & Resident Care **Eco & Benefits**



Fostering a Pristine Beach Environment

Our business takes its public environmental duties seriously. Our seasonal attendants are dedicated to maintaining Gloucester's beautiful natural resources:

Carry-in Carry Out Signage: Matching City policy

Beach Sweeps: Daily beach sweeps for litter on City property

Neighborhood Beautification: Daily litter pickup within the lot and extending out to the beach entrance

Restroom & Shower Upkeep: On-site restrooms and shower areas are well-maintained, cleaned and serviced daily

Gloucester Resident Late-Entry Benefit

\$5.00 Off Weekday Late Entry

Applicable after 3:00 PM daily to any beachgoer presenting a vehicle with a valid Gloucester resident beach sticker. Encourages equitable access for local taxpayers.

Modern Traffic Flow & Booking **Digital Control**



Optimizing Ingress & Egress

By implementing advanced digital reservations via Blinkay system — the same platform Gloucester Beaches use — our operation avoids historical bottlenecks. Standardized vehicle layouts enable clear access lines without impeding public rights-of-way.

Advanced Reservation Integration

Proactive digital management protocols via Blinkay have been shown to alleviate queueing

Increase Awareness: Utilize temporary signage and social media to encourage advanced reservations.

Zero Ingress Delays: Rapid digital verification minimizes entry wait times

Staggered Arrival: Distributes visitor volume evenly across high-peak sunny hours, maintaining quiet, organized traffic flow.

Bill McLaughlin, 30 Rockport Road, stated he was representing the 30 Rockport Road Condo Association. He stated that the applicants had done an excellent job addressing the concerns of the neighborhood and they supported the permit.

•**Speaking in Opposition:** None.

•**Communications:** **City Clerk, Grace Poirier** stated that the following communications had been received for the previous public hearing that had not been opened.

In favor but requested modifications to the plan:

Bill McLaughlin

Leonard Gyllenhaal

Deborah Weinstock

•**Questions from Councilors to Applicants/Staff:** **Councilor Grace** asked how many spaces there were in the lot previous to the new owners, would the lot be paved, and what was the current speed limit in the area. **Attorney Frontiero** stated that the number would be the same, the lot would not be paved, and the speed limit was 20 MPH.

Councilor Page asked if the applicants had chosen a vendor for their online reservation system. **Attorney Frontiero** stated that they would use Blinkay like the City does.

•**Public Hearing Closed:** 7:34 p.m.

COMMITTEE RECOMMENDATION: On a motion by Councilor Grow, seconded by Councilor Benson, the Planning & Development Committee voted 2 in favor, 0 opposed, 1 abstained (Kimberley), to recommend that the City Council grant a license for Essex by the River, LLC, pursuant to MGL c. 148, §56 & GCO Sec. 22-153, for an open-air parking lot at 2 Beachland Avenue with the conditions and restrictions as follows:

1. The lot shall hold no more than 225 cars as per the Site Plan on file with the City Clerk's Office dated June 4, 2026; and the number of vehicles allowed by this license shall be posted;
2. The following information shall be posted:
 - A) Hours of operation;
 - B) Hours restroom is open;
 - C) Fees charged for parking;
 - D) A sign that says "Parking Lot Full" is to be placed at the corner of Thatcher and Rockport Roads;
3. An attendant shall be on duty for those hours that the lot is in operation;
4. Shrubs along the front of the property shall be maintained; grass shall be cut in and around the parking lot throughout the season at the permit holder's expense;
5. As mitigation of the increased traffic and use of the City of Gloucester's owned portion of Long Beach, on a daily basis, the licensee shall remove trash and litter from the City owned portion of Long Beach. The trash shall be disposed of by the licensee;
6. Current approval of the Building Commissioner and the Fire Chief must be on file with the City Clerk's office;
7. The Licensee shall release, defend and hold the City of Gloucester, its employees and agents harmless against any claims for damages arising out of the use of the parking lot;
8. Trash barrels shall be brought in at the end of the day and brought out in the morning during the season of operation of the open-air parking lot;
9. The Automated Teller Machine (ATM) on the lot shall be in operation only during business hours ;
10. The parking lot shall be closed and secured at dusk;
11. The applicant shall implement an online reservation system;
12. The applicant shall maintain Beachland Avenue along the parking lot property
13. The parking lot shall be for passenger cars only;
14. This license runs from the date granted to April 30, 2031.

Summary of Discussion: Councilor Grow gave this thanks to the applicants to being receptive to neighborhood concerns. He stated his support for the matter.

Councilor Nolan stated his support for the matter.

MOTION: On a motion by Councilor Grow, seconded by Councilor Benson, the City Council voted 9 in favor, 0 opposed, to grant a license for Essex by the River, LLC, pursuant to MGL c. 148, §56 & GCO Sec. 22-153, for an open-air parking lot at 2 Beachland Avenue with the conditions and restrictions as follows:

1. The lot shall hold no more than 225 cars as per the Site Plan on file with the City Clerk's Office dated June 4, 2026; and the number of vehicles allowed by this license shall be posted;
2. The following information shall be posted:
 - A) Hours of operation;
 - B) Hours restroom is open;
 - C) Fees charged for parking;

- D) A sign that says “Parking Lot Full” is to be placed at the corner of Thatcher and Rockport Roads;**
- 3. An attendant shall be on duty for those hours that the lot is in operation;**
 - 4. Shrubs along the front of the property shall be maintained; grass shall be cut in and around the parking lot throughout the season at the permit holder’s expense;**
 - 5. As mitigation of the increased traffic and use of the City of Gloucester’s owned portion of Long Beach, on a daily basis, the licensee shall remove trash and litter from the City owned portion of Long Beach. The trash shall be disposed of by the licensee;**
 - 6. Current approval of the Building Commissioner and the Fire Chief must be on file with the City Clerk’s office;**
 - 7. The Licensee shall release, defend and hold the City of Gloucester, its employees and agents harmless against any claims for damages arising out of the use of the parking lot;**
 - 8. Trash barrels shall be brought in at the end of the day and brought out in the morning during the season of operation of the open-air parking lot;**
 - 9. The Automated Teller Machine (ATM) on the lot shall be in operation only during business hours ;**
 - 10. The parking lot shall be closed and secured at dusk;**
 - 11. The applicant shall implement an online reservation system;**
 - 12. The applicant shall maintain Beachland Avenue along the parking lot property**
 - 13. The parking lot shall be for passenger cars only;**
 - 14. This license runs from the date granted to April 30, 2031.**
- 4. PH2026-023: SCP2026-006: The application of Applied Materials, Inc. (Owner, John Goodwin) to permit a building height of 47.9 feet in accordance with GZO Secs.1.8.3 “Standard to be Applied,” 1.10.1 “Miscellaneous Special Permits,” subsection (a) (1) “City Council,” 3.1.6 (b) “Building Heights in Excess of 35 Feet” & 3.2.1 (b) “Maximum height for buildings may be increased by special permit pursuant to Section 3.1.6” at Dory Road #11, Map #262, Lot #16, 26 & 32 in the Business Park district.**

•Public Hearing Opened: 7:40 p.m.

•Speaking in Favor: Brian Slozak, SGA, stated that his firm was representing the applicants.

Brian Slozak shared his screen.





Brian Slozak stated that at the site visit for the Planning & Development Committee they had presented exhibits representing the proposed height from vantage points around the City.

EXISTING SITE AERIAL



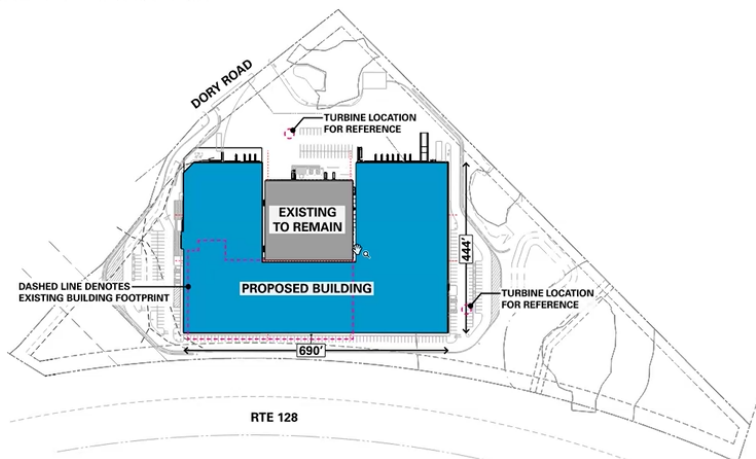
SCA LANGAN

APPLIED MATERIALS

AMAT LOGISTICS 11 DORY ROAD
07/14/2026 PLANNING & DEVELOPMENT MEETING

Brian Slozak stated that the above was the building as it currently was, and noted that the wind turbines had already been removed from the site.

PROPOSED DESIGN SITE PLAN



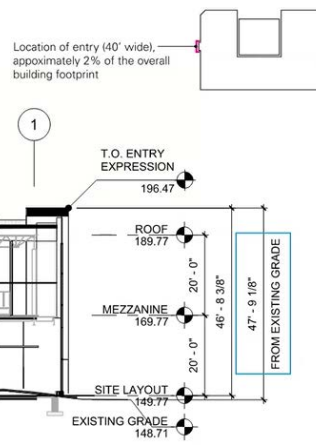
SCA LANGAN

APPLIED MATERIALS

AMAT LOGISTICS 11 DORY ROAD
07/14/2026 PLANNING & DEVELOPMENT MEETING

Brian Slozak stated that in the above plan, the new building was in blue and the remaining part of the existing building was in grey. He stated that the new building would be set further back from Route 128.

PROPOSED DESIGN BUILDING HEIGHT AT ENTRY



LANGAN

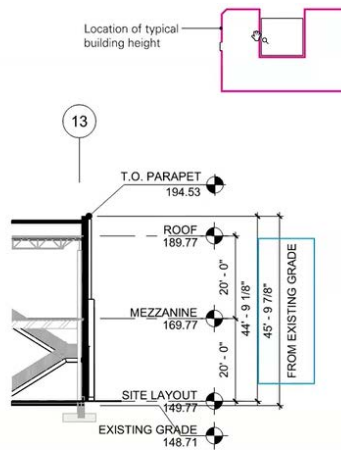
APPLIED MATERIALS

AMAT LOGISTICS 11 DORY ROAD
07/14/2026 PLANNING & DEVELOPMENT MEETING

C

Brian Slozak stated that the above were the plans for the highest point of the building, which was the main entrance.

PROPOSED DESIGN TYP. BUILDING HEIGHT AT PERIMETER

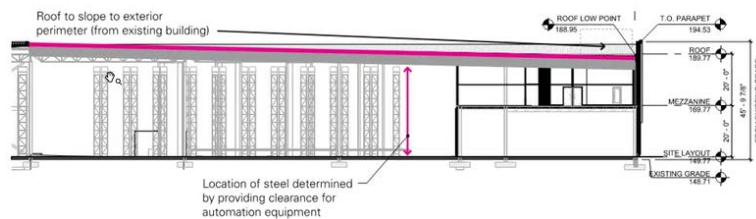


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APPLIED MATERIALS

AMAT LOGISTICS 11 DORY ROAD
07/14/2026 PLANNING & DEVELOPMENT MEETING

PROPOSED DESIGN ROOF SLOPE



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APPLIED MATERIALS

AMAT LOGISTICS 11 DORY ROAD
07/14/2026 PLANNING & DEVELOPMENT MEETING

Brian Slozak stated that the above were plans of the building. He stated that the height of the building was determined by the height of the equipment to be installed.

AMAT LOGISTICS SITE VIEWS MAP



LANGAN

APPLIED MATERIALS

AMAT SITE VIEWS GLOUCESTER CROSSING MALL STARBUCKS - WINTER

AMAT LOGISTICS 11 DORY ROAD
07/14/2026 PLANNING & DEVELOPMENT MEETING



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APPLIED MATERIALS

AMAT SITE VIEWS GLOUCESTER CROSSING MALL STARBUCKS - SUMMER

AMAT LOGISTICS 11 DORY ROAD
07/14/2026 PLANNING & DEVELOPMENT MEETING



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APPLIED MATERIALS

AMAT LOGISTICS 11 DORY ROAD
07/14/2026 PLANNING & DEVELOPMENT MEETING

AMAT SITE VIEWS GLOUCESTER CROSSING ROAD



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AMAT SITE VIEWS YMCA WEST PARKING LOT



AMAT LOGISTICS 11 DORY ROAD
07/14/2026 PLANNING & DEVELOPMENT MEETING



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AMAT SITE VIEWS YANKEE DIVISION HWY



AMAT LOGISTICS 11 DORY ROAD
07/14/2026 PLANNING & DEVELOPMENT MEETING



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AMAT LOGISTICS 11 DORY ROAD
07/14/2026 PLANNING & DEVELOPMENT MEETING

AMAT SITE VIEWS CAPE ANN SAVINGS BANK



SCA LANGAN

APPLIED MATERIALS

AMAT LOGISTICS 11 DORY ROAD
07/14/2026 PLANNING & DEVELOPMENT MEETING

Brian Slozak stated that the above were views of the proposed building from various points.

•**Speaking in Opposition:** None.

•**Communications:** None.

•**Questions from Councilors to Applicants/Staff:** **Councilor Grow** asked what would the job growth be with the expanded building. **Brian Slozak** stated that it would create 450 new jobs in phase one of the expansion. **John Goodwin, Project Manager, Applied Materials**, stated that the expected growth over the next 10 years, was to go from 1,200 to 2,000 employees on site.

•**Public Hearing Closed: 7:08 p.m.**

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 approve on the basis of the application submitted along with the plans and elevations dated March 18, 2026 (eight plans for 11 Dory Road), entitled, "Cover Sheet," "Existing Conditions Plan," "Layout & Materials Plan," "A-101," "A-102," "A-103," "A-200," and "Exterior Elevations," submitted to the City Clerk on May 14, 2026 incorporated herein, the City Council grant to Applied Materials Inc., a Special Permit (SCP2026-006), for the property located at Dory Road #11, Assessors Map 262, Lots 16, 26, and 32, located in the Business Park Zoning District, pursuant to Gloucester Zoning Ordinance Sec. 3.1.6 (b) "Building heights in excess of 35 feet" for a new height of 47 feet 9 inches to expand the current building at located at Dory Road #11.

Summary of Discussion: **Councilor Grow** stated the manner in which the proposed building met the conditions of GZO 1.8.3.

Councilor Grow stated that the project satisfied Section 1.8.3 of the City ordinance as follows:

1. The social, economic and community needs that will be served by the proposed use

The proposed use is an expansion of the Applied Materials Campus within the Business Park Zoning District on a parcel that is currently underutilized within the City of Gloucester, which will provide tax revenues and employment opportunities.

2. Traffic flow and safety

The site is within the Blackburn Industrial Park. The roadway infrastructure for the park was designed to accommodate development and expansion of the park. Change in traffic flow to the site is expected to be minimal, as most employees will be moved to 11-dory roads from the other Applied Materials buildings within the park.

3. Adequacy of utilities and other public services

Design team has sized the utilities proposed for the new logistics facility to accommodate the proposed use. The applicant and representative plan to submit the utility plans to the City of Gloucester's DPW for review and approval prior to the start of construction.

4. Neighborhood character and social structure;

The site is located within the Blackburn Industrial Park and currently has a partially vacant manufacturing warehouse on site. The use of the site is unchanging within this application.

5. Qualities of the natural environment;

The proposed site work is adjacent to wetland resource areas. A small portion of the work expands the isolated vegetated wetlands and buffer zones of BVWs. But mitigation and replication is proposed in accordance with the Wetlands Protection Act. In addition, erosion control is proposed to prevent impact to wetlands adjacent to the work. New rental units would have a positive fiscal impact in the City.

6. Potential Fiscal Impact

The work proposed in this application keeps Brazonics operational. Brazonics is the business that is in the center of the constructed area. They'll be allowed to maintain itself until they are operational throughout the remainder of the lease. And the new Applied Materials logistics building enables Applied Materials to remain in Gloucester, increasing the availability of jobs and increasing tax revenue

7. Vulnerability to flooding and flood damage.

There is no flood vulnerability or risk associated with this project.

Councilor Grow stated that the proposed expansion was a testament to Applied Material's commitment to the City.

Councilor Nolan stated his support for the matter.

Councilor Benson stated his support for the matter.

MOTION: On a motion by Councilor Grow, seconded by Councilor Kimberley, the City Council voted by ROLL CALL 9 in favor, 0 opposed, to approve on the basis of the application submitted along with the plans and elevations dated March 18, 2026 (eight plans for 11 Dory Road), entitled, "Cover Sheet," "Existing Conditions Plan," "Layout & Materials Plan," "A-101," "A-102," "A-103," "A-200," and "Exterior Elevations," submitted to the City Clerk on May 14, 2026 incorporated herein, the City Council grant to Applied Materials Inc., a Special Permit (SCP2026-006), for the property located at Dory Road #11, Assessors Map 262, Lots 16, 26, and 32, located in the Business Park Zoning District, pursuant to Gloucester Zoning Ordinance Sec. 3.1.6 (b) "Building heights in excess of 35 feet" for a new height of 47 feet 9 inches to expand the current building at located at Dory Road #11.

COUNCIL VOTE:

1. Reconsideration of vote - City Council meeting June 23, 2026(Benson): re: PH2026-022: CC#2026-009 (Benson): Amend GCO Ch. 22 "Traffic and Motor Vehicles," Sec. 22-280 "Fifteen-minute parking" by DELETING "Main Street, northerly side one space in front of #274 (replacing meter #68)" and ADDING "Main Street, northerly side two (2) parking spaces between the hours of 9:00 AM and 5:00 PM in front of #274". Amend GCO Ch. 22 "Traffic and Motor Vehicles," Sec. 22-279 "Thirty-minute parking" by DELETING "Main Street, two 30 minute parking meters in front of #278 Main Street."

Summary of Discussion: Councilor Benson stated that he had spoken with a businesses in the area, Sage and the new wine bar, and they were in agreement that the hours for parking should end at 5:00 p.m.

MOTION: On a motion by Councilor Memhard, seconded by Councilor Page, the City Council voted by ROLL CALL 9 in favor, 0 opposed, to reconsider the vote of June 23, 2026.

COMMITTEE RECOMMENDATION: On a motion by Councilor Grace, seconded by Councilor Nolan, the Ordinances & Administration Committee voted 2 in favor, 0 opposed, 1 absent, to recommend that the City Council amend the Gloucester Code of Ordinances Chapter 22 "Traffic and Motor Vehicles," Sec. 22-280 "Fifteen-minute parking" by ~~DELETING "Main Street, northerly side one space in front of #274 (replacing meter #68)"~~ and ~~ADDING "Main Street, northerly side two (2) parking spaces between the hours of 9:00 AM and 5:00 PM in front of #274"~~

FURTHER ORDERED that Gloucester Code of Ordinances Chapter 22 "Traffic and Motor Vehicles," Sec. 22-279 "Thirty-minute parking" be AMENDED by ~~DELETING "Main Street, two 30 minute parking meters in front of #278 Main Street."~~

Summary of Discussion: None.

MOTION: On a motion by Councilor Nolan, seconded by Councilor Benson, the City Council voted 9 in favor, 0 opposed, to amend the Gloucester Code of Ordinances Chapter 22 "Traffic and Motor Vehicles," Sec. 22-280 "Fifteen-minute parking" by ~~DELETING "Main Street, northerly side one space in front of #274 (replacing meter #68)"~~ and ~~ADDING "Main Street, northerly side two (2) parking spaces between the hours of 9:00 AM and 5:00 PM in front of #274"~~

FURTHER ORDERED that Gloucester Code of Ordinances Chapter 22 "Traffic and Motor Vehicles," Sec. 22-279 "Thirty-minute parking" be AMENDED by ~~DELETING "Main Street, two 30 minute parking meters in front of #278 Main Street."~~

2. City Council amendment to the proclamation designating the City of Gloucester as a Purple Heart Community

Summary of Discussion: Councilor Gross stated that two amendments had been done to the proclamation. He stated that the City was a Purple Heart City, not Community, and the Proclamation needed to include the National Day for Purple Hearts which was August 7.

Councilor Benson asked if there would be a flag raising at a later date. Councilor Gross stated there would be.

MOTION: On a motion by Councilor Gross, seconded by Councilor Nolan, the City Council voted 9 in favor, 0 opposed, to accept the amendment to the Purple Heart Community proclamation

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

COUNCILORS' REQUESTS TO THE MAYOR: Councilor Grace asked that future meetings for I4C2 be both in person and on Zoom. She requested that the Mayor put out more information regarding developments with Good Harbor Beach.

COUNCILORS' THANKS AND ACKNOWLEDGEMENTS: Councilor Nolan thanked the DPW for repairing the stakes and chains around the memorial in front of City Hall in preparation for the Purple heart ceremony.

COUNCILORS' WARD UPDATES AND COMMUNITY NEWS: Councilor Gross stated that there would be a special City Council Citation given to Edwin Erikson who was turning 100 years old and was a veteran of World War II.

Councilor Benson stated that the Farmer's Market at Burnham's Field had opened for the season.

MOTION: On a motion by Councilor Gross, seconded by Councilor Nolan, the City Council voted 9 in favor, 0 opposed, to adjourn the meeting at 8:09 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>