

COMMITTEE OF THE WHOLE  
Minutes of the Meeting  
Monday, May 1, 2023

1. Vice-President McLaughlin called the meeting to order at 8:00pm in the City Council Chamber.
2. VP McLaughlin asked the Clerk to call the roll to record the attendance for the meeting. The Clerk called the roll – Councillors Bradley-MacArthur, Darcy, Dunn, Durkee, Harris, Katz, LaFauci, LeBlanc, President McMenimen, O'Brien, Paz, Vidal, and VP McLaughlin were present in-person. Councillors LaCava and Stanley were absent.
3. President McMenimen moved to approve the minutes of the meeting held on April 18, 2023. The motion was adopted on a voice vote and the minutes of the April 18, 2023 meeting were approved.
4. A request was received from the Mayor to confirm the appointment of Jonathan Tomer as a member of the Bio-Safety Committee. Councillor Dunn moved to hear from Mr. Tomer. The motion was adopted on a voice vote. Upon questions from Councillor Dunn, Mr. Tomer stated his background and experience for the position. Councillor Dunn moved to approve the confirmation of the appointment of Mr. Tomer. The motion was adopted on a voice vote.
5. A motion by Councillor Durkee to take the matter of the resolution concerning the preservation of residentially zoned neighborhoods (4/24/2023) from the table. The motion was adopted on a voice vote. Councillor Durkee moved to hear from City Solicitor John Cervone. The motion was adopted on a voice vote. Councillor LeBlanc stated parties in residential areas by college students continues to go on, college enrollments are expanding and out-of-state landlords are renting their residential homes to college students. Solicitor Cervone discussed his opinion that was previously provided to the Council, defining single family zoned districts and cited the applicable case law. Solicitor Cervone also stated the enforcement procedures in place to address the issues. Councillor Paz expressed concern about the lack of communication, if students are being targeted and we should invite the provost from Bentley and Brandeis back for a continued discussion. Councillor Paz moved to invite the Bentley and Brandeis to a future COW meeting. On the motion, Councillor LaFauci disagreed and stated the need to identify the involved parties. Councillor Harris stated it was not solely Bentley and Brandeis and questioned the illegal B & Bs in the City. Councillor Katz stated non-student housing also caused problems. The Universities do not own the residential houses, the root cause are the property owners. The motion of Councillor Paz did not pass on a roll call vote of 3 in favor (Bradley-MacArthur, Darcy and Paz), 9 against (Dunn, Durkee, Harris, Katz, LaFauci, LeBlanc, President McMenimen, O'Brien, and Vidal), 2 absent (LaCava and Stanley) and McLaughlin presiding. Councillor Durkee informed the Committee that violation letters were sent to 29 property owners and inquired of Solicitor Cervone what are the next steps. Solicitor Cervone stated that violations need to be documented and sent to the Building Department and the Law Department. Solicitor Cervone also stated that there is ongoing evidence gathering against the recipients of the 29 violation letters. Councillors Bradley-MacArthur and Katz asked several follow up questions about the 29 violators and the

definition of related/unrelated persons. President McMenimen asked questions about the ability of a university to acquire property for rental purposes and if the Dover amendment applied. Councillor Dunn asked questions about unrelated persons living together if they did not cause any disturbances. Solicitor Cervone reiterated that a single-family zoning district is intended to create a single-family sanctuary. Councillor LaFauci asked if the definition of a single family in the ordinance needed to be updated. Councillor Darcy raised a concern about the definition of a single-family home as it relates to group homes, unmarried couples, or elderly persons with live-in assistance. Councillor LaFauci moved to table the matter. The motion was adopted on a voice vote.

6. President McMenimen rose to read a proclamation and named the firefighters who retired in the past year, acknowledging their service to the City and dedication to the fire profession.
7. A motion by President McMenimen to adjourn was adopted on a voice vote and VP McLaughlin declared the meeting adjourned at 9:50pm.

Paul G. Centofanti – Clerk to the Committee of the Whole