

Ordinances & Rules Committee  
Meeting Minutes  
November 20, 2023

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Chairwoman Harris called the meeting to order at 8:12 p.m.

Present: Councillors Dunn, Harris, LeBlanc and McLaughlin.  
Absent: O'Brien.

Councillor McLaughlin moved approval of the minutes from 11/6/2023. The motion was approved by a voice vote.

Councillor McLaughlin moved to take King First West, LLC SP application at 55 First Ave off of the table. The motion was approved by a voice vote.

From the chair Chairwoman Harris stated that all department heads would be able to give their response before the next meeting. Phil McCourt was present and stated they would be at next meeting. Councillor McLaughlin moved to table the matter. The motion was approved by a voice vote.

Councillor McLaughlin moved to take LPC West Main LLC at 1362 Main Street off of the table. The motion was approved by a voice vote. Michael Connors, attorney representing the petitioner spoke on the matter. John Noone, the petitioner was present. Attorney Connors stated it has been over a year since the public hearing (11/14/2022). This application is just seeking FAR. They do not need variances etc. In June he had submitted the responses and conditions based off of the law opinion and had submitted the latest version of the proposed order with other improvements. He added two new conditions since June. One being the date as to when the building department and when work shall commence and end date. Councillor McLaughlin moved to suspend the rules to hear from off Committee member Councillor Katz. He asked about traffic mitigation issues within the law opinion and asked for clarification on the dates he mentioned above. Attorney Connors explained there is a one year building permit stipulation within the ordinance and there is a two-year stipulation on when the project must be built out. These dates changed because the special permit is still not approved. Councillor LeBlanc asked about the conservation work that is being done now and the status of the off ramp which Attorney Connors believes Mass DOT will be beginning and be well under way within 2024. Councillor McLaughlin moved approval of the special permit application. The motion was approved by a voice vote.

Councillor McLaughlin moved to take King First West, LLC SP application at 55 First Ave off of the table. The motion was approved by a voice vote. Councillor McLaughlin made a request that was approved by a voice vote to have Attorney Azadi, Brian Bower, Rich Grant, Mike Garvin and Bob Winn attend the next Committee meeting to discuss the application.

Councillor LeBlanc moved to take the zoning amendment of 6/14/2021 off of the table. The motion was approved by a voice vote. Councillor LeBlanc spoke on the dormers, handicap lift and bulkheads. He made a request to the Law Dept. for follow up of 3.7224 and 4.219. Councillor LeBlanc moved to table the matter. The motion was approved by a voice vote.

Councillor McLaughlin moved to adjourn. The motion was approved on a voice vote and Chairwoman Harris declared the meeting adjourned at 8:52 p.m.

Respectfully submitted,  
Kara Wilson, Assistant City Clerk  
November 27, 2023