

Ordinances & Rules Committee
Meeting Minutes
September 18, 2023

Chairwoman Harris called the meeting to order at 8:59 p.m.

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

Absent: None.

Councillor LeBlanc moved approval of the minutes from 8/7/2023. The motion was approved by a voice vote.

First agenda item: Special Act for Police Officers

Police Chief O'Connell spoke on the matter and explained the need for the special act. The retirees will still be trained as police officers. Councillor McLaughlin spoke on the matter and moved approval. On the motion Councillor LeBlanc stated he was in full support of the act. The motion was approved by a voice vote.

Councillor LeBlanc moved to take the special permit application for 55 First Ave off of the table. The motion was approved by a voice vote. Phil McCourt, Attorney representing the petitioner spoke on the special permit application. Chairwoman Harris asked the petitioners to go through their responses from the law opinion. Andrew Castraberti, the petitioner, updated the committee on what they have changed or will change in their decision or order. Councillor LeBlanc asked again what the square footage was and how the office will be divided. There is 448,000 square feet and fifty-five percent will be office space and forty-five percent will be lab space. Mr. Castraberti stated that the drainage will be added as a condition. The project is divided into two phases; phase one is the south facing building and the garage and phase two is the north facing building. Councillor LeBlanc asked if the phasing was part of the order and Mr. Castraberti said it was. Councillor LeBlanc asked about bike rack, electric car stations etc. The height of the building is eighty square feet. The petitioner received approval through the ZBA Board and has a letter from the Fire Chief approving the height. The I&I will be finalized at a later time. Councillor McLaughlin asked if the response on the drainage comments on page seven from the Engineering Department meets what we are looking for. Mr. Castraberti replied yes. There are 1,023 parking spaces which a total of 997 are in the garage. Councillor Dunn asked about the traffic improvements specifically page five, item I. Councillor O'Brien asked about the tax revenue to the City. Councillor LeBlanc asked if the final cost affidavit was included in the order. The petitioners stated it was. Councillor McLaughlin moved approval. The motion was approved by a voice vote.

Councillor LeBlanc moved to take the Tenants' Rights Ordinance off of the table. The motion was approved by a voice vote. Councillor LeBlanc made a request to have the meeting minutes from the meeting held in June or a link to the meeting and a copy of the Resolution for all committee members and a copy of the Resolution as well. The motion was approved by a voice vote. Councillor LeBlanc moved to table the matter. The motion was approved by a voice vote.

Councillor McLaughlin occupied the Chair position. Councillor Harris moved to take the Tattoo Resolution off of the table. The motion was approved by a voice vote. Councillor Harris spoke on

the matter and defined the name of the matter before us as Body Art Establishments. Councillor Harris moved approval of the change in zoning and asked for the matter be sent to the full council in order to have a joint public hearing with the Board of Survey and Planning to establish a zoning amendment for Body Art Establishments. The motion was approved by a voice vote.

Councillor McLaughlin moved to take the Wellington Crossing Trash matter off of the table. The motion was approved by a voice vote. Councillor McLaughlin moved to release the law opinion to the petitioner. The motion was approved by a voice vote. Councillor McLaughlin moved to table the matter. The motion was approved by a voice vote.

Councillor LeBlanc moved to take the Moody Street Bike Resolution off of the table. The motion was approved by a voice vote. Councillor LeBlanc moved to file the Resolution without prejudice. The motion was approved by a voice vote.

Councillor LeBlanc moved to take the zoning amendment ordinances off of the table. The motion was approved by a voice vote. He spoke on the matter and will go through all of the amendments and have a plan by the next meeting. Councillor LeBlanc moved to table the matter. The motion was approved by a voice vote.

Councillor O'Brien moved to adjourn. The motion was approved on a voice vote and Chairwoman Harris declared the meeting adjourned at 10:06 p.m.

Respectfully submitted,
Kara Wilson, Assistant City Clerk
September 26, 2023