

Planning & Development Standing Committee
Wednesday, November 17, 2021 – 5:30 p.m.
REMOTE MEETING
-Minutes-

Present: Chair, Councilor Val Gilman; Vice Chair, Councilor Jen Holmgren; Councilor Barry Pett

Other Councilors Present: Council President, Councilor Steve LeBlanc

Also Present: City Clerk, Joanne Senos; Deputy Police Chief, Joe Fitzgerald; Clerk of Committees, Sherry Karvelas

This meeting was conducted remotely through ZOOM
All votes conducted by ROLL CALL

Meeting called to order at 5:30 p.m.

Councilor Gilman announced: “Consistent with Chapter 20 of the Acts of 2021 this meeting will be conducted by remote participation. The public may not physically attend this meeting but every effort will be made to allow the public to view and listen to the meeting in real-time and participate when necessary. If you are calling in on a phone, you can press Star 9 (*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 to be recognized to speak.”

Councilor Gilman announced the names of the P&D Committee members in attendance (Councilors Holmgren, Pett and herself) and City staff who were attending via Zoom.

1. Memorandum from Police Chief recommending the Construction Manager at Risk Procurement delivery method for the Police Station/Courthouse Reconstruction Project

Summary of Discussion: **Deputy Police Chief, Joe Fitzgerald** stated the Police Building Committee met this past October to discuss the construction manager aspect of the rebuild and further stated that the **Members of the Police Building Committee** were in agreement to proceed with the Construction Manager at Risk (CMR) procurement delivery method. He stated using a CMR with expertise in this area was valuable in that it provided one point of contact to oversee the entire project.

Councilor Gilman asked the **Clerk of Committees** to read the highlights of the memo sent to the **Mayor** by **Police Chief Ed Conley**.

- The ability to prequalify and select a Construction Manager (CM) on the basis of reputation and record in controlling costs, meeting deadlines and satisfying the owners as opposed to selecting the CM based almost exclusively on the low bid.
- This method allows for the CM to be involved in the project during the design phase that leads to collaboration between the CM and the design team. This reduces the number of questions/decisions that might come up during construction that can lead to project delays and cost increases through change orders.
- The CM assumes ownership of the construction budget early in the process of cost estimating.
- The project schedule can be sped up through the use of early packages for site work and demolition.
- This CMR method promotes a spirit of cooperation among the City as owner, the City's Owners Project Manager (OPM), the Architect, the CM and the trade contractors and

greatly reduces the risk of disagreement between the parties that can extend the schedule and increase the budget.

Councilor Pett stated the **Police Building Committee** included **John McCarthy** (current City Councilor and former Police Chief) which added value due to his many years of experience in the Police Station and also as a contractor. The **Deputy Police Chief** and **Councilor Holmgren** both agreed with the comments of **Councilor Pett**. **Council President Steve LeBlanc** informed the **P&D Committee** that **John McCarthy** would not be representing the City Council on the Police Building Committee, but would be a member of the **Police Building Committee** seeing the project through to completion.

COMMITTEE RECOMMENDATION: On a motion by Councilor Pett, seconded by Councilor Holmgren, the Planning & Development Committee voted by ROLL CALL 3 in favor, 0 opposed, to recommend that the City Council approve a Construction Manager at Risk (CMR) approach under MGL c. 149A as a public construction alternative to the Design-Bid-Build method under MGL c. 149 for the Police Station/Courthouse reconstruction project.

2. *Special Event Permit Application: Request for street closures for the Small Business Flea Market on November 26, 2021 (rain dates November 27, 2021 and November 28, 2021)*

Summary of Discussion: The applicant was not present. The **City Clerk, Joanne Senos** stated the **Special Events Advisory Committee** had approved the event but the applicant had not addressed the comments/requests within the application in Viewpoint including a Certificate of Liability Insurance, a comment from **Assistant DPW Director, Mark Cole** regarding trash and recycling removal, and comments from **Food Inspector, Brian Meuleman** regarding food/food vendors.

There was discussion regarding whether to approve the event with further conditions that the applicant would need to meet in order for the event to be permitted or if the event should be voted to move forward to the full City Council on Tuesday, November 23, 2021, for further discussion with the applicant present. The **P&D Committee** determined that this matter, along with the applicant, should appear at full City Council for discussion.

COMMITTEE RECOMMENDATION: On a motion by Councilor Gilman, seconded by Councilor Holmgren, the Planning & Development Committee voted by ROLL CALL 3 in favor, 0 opposed, to recommend that the matter be forwarded to the full City Council for the purpose of hearing from the applicant and collectively determining what the conditions need to be.

Other Business: **Councilor Gilman** stated that RZ2021-003: *In accordance with GZO Sec. 1.11.2(a), amend GZO Secs. 2.3.1 "Residential Uses"; 3.2 "Dimensional Table"; 3.2.2 "Dimensional Requirements for Multi-family Dwellings and Their Accessory Uses (other than signs)"; and 3.1.6(b) "Building Heights in Excess of 35 Feet"* that was originally continued until the December 8, 2021, P&D meeting would now be heard in January of 2022, after the start of the new term for the Councilors-Elect.

MOTION: On a motion by Councilor Gilman, seconded by Councilor Holmgren, the Planning & Development Committee voted by ROLL CALL 3 in favor, 0 opposed, to adjourn the meeting at 5:52 p.m.

Submitted by: Sherry Karvelas, Clerk of Committees

Documents submitted at the meeting: None.

Meeting Recording: <http://gloucester-ma.gov/1097/Past-Remote-Public-Meetings>