

Planning & Development Standing Committee
Wednesday, September 21, 2022 – 5:30 p.m.
REMOTE MEETING
-Minutes-

Present: Chair, Councilor Jason Grow; Vice Chair, Councilor Val Gilman; Councilor Tracy O’Neil

Also Present: General Counsel, Suzanne Egan; Deputy Fire Chief, Barry Aptt; Fire Inspector, Tom Sayess; Clerk of Committees, Sherry White

Applicants: Elizabeth Cardarelli and Nicholas Angelo for National Grid; Huseyin Sevincgil of Greenman-Pedersen, Inc for Energy North

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

Meeting called to order at 5:31 p.m.

Councilor Grow announced: “Consistent with Chapter 107 of the Acts of 2022 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 to request to speak. If you are watching on a computer or a 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 Grow announced the names of the P&D Committee members in attendance (Councilor Gilman, Councilor O’Neil and himself), and City staff who were attending via Zoom.

1. Memorandum from General Counsel re: Easement from the City of Gloucester to Mass Electric for 11 Webster Street

Summary of Discussion: **Councilor Grow** read an email that was received from **General Counsel, Suzanne Egan**, regarding the easement from the City to Mass Electric for 11 Webster Street. He read: “*Councilor Grow and Sherry, I wanted to make sure that you were aware that the school committee at its September 14, 2022 meeting voted to recommend granting the utility easement to National Grid. I have asked that a copy of the vote be forwarded to the City Council for its review as a part of its review of the request.*”

Councilor Grow explained that the City has negotiated an easement with National Grid for a \$1.00 technical fee. The **General Counsel, Suzanne Egan**, stated that this is a request from National Grid for a utility easement for the new school building in order to provide electrical service to the building and stated that the infrastructure would be installed underground on the school property. She stated that the easement was approved by the School Committee on September 14, 2022 and that the OPM (Owner’s Project Manager) is eager to have this easement granted so that work can continue without slowing up the process.

COMMITTEE RECOMMENDATION: **On a motion by Councilor Grow, seconded by Councilor O’Neil, the Planning & Development Committee voted by ROLL CALL 3 in favor, 0 opposed, to recommend that the City Council grant the easement to Massachusetts Electric Company as**

requested and described in the easement document attached to the General Counsel's September 1, 2022 memorandum.

2. Application of Energy North Inc. (to amend license granted on June 10, 2014) for the storage of gasoline and diesel at Essex Avenue #65-73, Map 217, Lots 20 & 22

Summary of Discussion: Mr. Huseyin Sevincgil of Greenman-Pedersen, Inc., stated that he is an engineer on the project speaking on behalf of Energy North, Inc. He stated that Energy North (property owners) is redeveloping the property at 65-73 Essex Avenue and has already obtained local approval, as well as MassDOT and MEPA approval. He stated that he is seeking an amendment to the existing fuel storage license as currently the site has 26,000 gallons of fuel storage available and that he is seeking approval for two new state-of-the-art double-walled fiberglass underground storage tanks, which are 20,000 gallons each. He explained that one tank would be a single compartment, 20,000 gallons, which would contain regular gas and the other tank is a three-compartment tank totaling 20,000 gallons with 8,000 gallons of super unleaded, 6,000 gallons of regular and 6,000 gallons of diesel fuel. He stated that once the amended fuel storage license is granted he would then be coordinating a fire suppression plan with the Fire Department and then seek State Fire Marshal approval for that plan.

Councilor O'Neil asked if the tanks being replaced are currently underground. Mr. Sevincgil replied affirmatively. He explained that the existing tanks will be removed in accordance with MassDEP requirements; once the existing tanks are removed, the hole will be dug for the new tanks. The Fire Inspector, Tom Sayess, stated that everything at the site is going to be removed and the pumps will be relocated over towards the building to the left and explained that the storage of flammable materials over 2,001 gallons needs to be approved by City Council. The Fire Inspector stated that he and Deputy Fire Chief Aptt would be onsite when the old tanks are removed, as well as when the new tanks are installed. The Deputy Fire Chief added that they would make sure that the new tanks are secured and anchored into the ground when they are installed. Councilor Gilman asked how the tanks would be protected from rising seas. The Fire Inspector stated that the tanks cannot be covered until they are inspected. He stated that the tanks are double-walled and are less prone to corrosion. Mr. Sevincgil stated that the tanks are double-walled fiberglass with interstitial monitoring within the tank that will monitor for the intrusion of water into and for any intrusion out of the tank and stated that the lifespan of the tanks are 30-years minimum. Councilor Grow asked who would be monitoring and cleaning the site if any issues with the current tanks are found once they are unearthed. Mr. Sevincgil stated that a licensed professional would be onsite when the existing tanks are exposed to test the soil and would remediate any contamination in accordance with MassDEP requirements.

Mr. Sevincgil stated that the abutters were notified about this meeting as a courtesy. The Clerk of Committees, Sherry White, stated that once the Public Hearing date is determined the Assistant City Clerk, Grace Poirier, will notify Mr. Sevincgil and Energy North regarding the specific details about the legal notice requirements.

COMMITTEE RECOMMENDATION: On a motion by Councilor Grow, seconded by Councilor O'Neil, the Planning & Development Committee voted by ROLL CALL 3 in favor, 0 opposed, to recommend that the City Council grant Energy North, Inc. an amended License of Flammable and Combustible Liquids, Flammable Gases and Solids, under GCO Ch. 8 "Fire Prevention and Protection," Sec. 8-1 "License for storing inflammables," MGL Ch. 148, §13 and 527 CMR 1.00 for storage of flammables for the property at 65-73 Essex Avenue, Map 217, Lots 20 & 22; specifically to store 26,000 gallons of Gasoline – Regular in UST (underground storage tank); 8,000 gallons of Gasoline – Super in UST (underground storage tank); and 6,000 gallons of Diesel – Retail in UST (underground storage tank).

The Public Hearing will be advertised for the October 11, 2022, City Council meeting.

3. Public Hearing: PP#2022-008: Petition by National Grid to install 1 JO Pole on Concord Street beginning at a point approx. 743 feet NW of the centerline of the intersection of Cedarwood Road and Concord Street. Install Stub Pole 1831-84.

The Public Hearing was opened at 5:54 p.m.

The Clerk of Committees stated that the abutters had been notified on September 1, 2022.

Those speaking in favor: Ms. Elizabeth Cardarelli, Distribution Designer for National Grid, 44 River Street in Beverly, stated that she is requesting the installation of a stub pole in the vicinity of 155 Concord Street. She explained that an existing guidewire was located within a tree at this location; the tree is no longer viable and needs to be taken down so the guidewire needs to be relocated to a supporting pole at that location.

Written communications received: The Clerk of Committees stated that there was one written communication received from the **Public Works Director, Mike Hale.** She shared her screen to read the memo.

Department of Public Works
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CITY OF GLOUCESTER
DEPARTMENT OF PUBLIC WORKS
MEMORANDUM

2022 AUG 29 PM 2:57
CITY CLERK
GLOUCESTER, MA

Date: August 29, 2022
To: Councilor Jason Grow, Planning & Development Committee Chair
Councilor Valerie Gilman, Vice Chair
Councilor Tracy O'Neil, Member
From: Michael B. Hale, Director of Public Works 
Re: Application (PP2022-008) Concord Street

Councilors:

The Department of Public Works has reviewed the above-mentioned application by Verizon New England Inc. and National Grid to locate poles, wires, and fixtures, including the necessary sustaining and protecting fixtures, along and across the following public way:

Concord Street: National Grid to install 1 JO Pole on Concord Street beginning at a point approximately 743 feet northwest of the centerline of the intersection of Cedarwood Road and Concord Street. Install Stub Pole 1831-84. 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 distributing purposes.

In an attempt to maintain the quality of City roadways, the Department of Public Works requests the following be required of the applicant:

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.
7. All final paving shall be done in consultation with the Department of Public Works and an agreed upon final paving plan executed by the applicant.

Should you have any questions regarding the conditions requested, please do not hesitate to contact my office.

A member of the public who wished to speak was having technical difficulties using the Zoom platform. The public was provided with **Councilor Grow's** public cell phone number to call in on.

Michael Favazza, 155 Concord Street (called **Councilor Grow's** cell phone; the call was placed on speaker so all could hear)

Mr. Favazza stated that the tree needed to be taken down as soon as possible as it is deteriorating at the base. He stated that he is concerned that it may fall into the street. He asked what type of pole would be

installed. **Councilor Grow** explained that it is a stub pole which is a support pole. He asked where the placement of the support pole would be.

Questions from Councilors:

Q1. (Gilman): Stated that she is requesting, on behalf of **Councilor Nolan** of Ward 5, that at the time that the stub pole is placed that the tree is completely removed.

A1. (Cardarelli): Stated that National Grid is not allowed to take down public way trees as it falls under the jurisdiction of the DPW. Explained that National Grid is only allowed to trim what is in the area of work. Stated that National Grid was contacted by the DPW as they found a piece of equipment within the tree. Stated that the stub pole would be placed directly next to the tree (not in place of the tree) and that she has placed a stake in place onsite that shows the proposed location of the stub pole, which is approximately 2-1/2 feet to the right of the tree that is no longer viable.

Q2. (Gilman): Asked that once the equipment is removed from the tree could National Grid pause to allow for the DPW to remove the tree before the stub pole is installed.

A2. (Cardarelli): Stated that once National Grid goes out to start the work, they will finish the work; immediately after National Grid finishes, the DPW could come and remove the tree.

Q3. (O'Neil): Asked if the tree is diseased and if it is falling over.

A3. (Cardarelli): Stated that she is not aware of what happened to the tree. Stated that National Grid got the call about the tree after the DPW had already topped it off and found the equipment. Stated that it is her understanding that the tree is dead.

Mr. Favazza called for a second time to **Councilor Grow's** cell phone (who placed the call on speaker for all to hear). He asked if the tree would still be standing while National Grid installed the stub pole. **Councilor Grow** explained that the guidewire needed to be moved to the stub pole. **Mr. Favazza** asked what the timeframe would be for the DPW to remove the tree once National Grid completed their work. **Councilor Grow** stated that he would communicate with the **Public Works Director, Mike Hale**, that the pole petition has been granted.

The Public Hearing was closed at 6:16 p.m.

MOTION: On a motion by **Councilor Gilman**, seconded by **Councilor O'Neil**, the **Planning & Development Committee** voted by **ROLL CALL 3** in favor, **0** opposed, to waive the reading of the conditions listed in the motion as they were included in the letter submitted by the **Director of Public Works** as read by the **Clerk of Committees**.

Summary of Discussion: **Councilor Grow** offered a motion to grant National Grid approval for installation of the stub pole. **Councilor Gilman** stated that she would be supporting this matter and stated that a follow-up conversation with the **Public Works Director** is important. **Councilor Grow** agreed.

MOTION: On a motion by **Councilor Grow**, seconded by **Councilor O'Neil**, the **Planning & Development Committee** voted by **ROLL CALL 3** in favor, **0** opposed, to permit **Massachusetts Electric Company d/b/a National Grid and Verizon New England, Inc.**, to locate poles, wires and fixtures, including the necessary sustaining and protecting fixtures, along and across the public way, and to install 1 JO Pole on Concord Street beginning at a point approximately 743 feet northwest of the centerline of the intersection of Cedarwood Rd and Concord Street. Install Stub Pole 1831-34 in Gloucester, MA - as shown on a plan included in the application dated June 30, 2022 – 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.**
7. **All final paving shall be done in consultation with the Department of Public Works and an agreed upon final paving plan executed by the applicant.**

Ms. Cardarelli stated that she would speak with the National Grid supervisors regarding the scheduling of this matter and would notify the **DPW** as well as the **Clerk of Committees** to keep everyone informed.

MOTION: On a motion by Councilor O'Neil, seconded by Councilor Gilman, the Planning & Development Committee voted by **ROLL CALL 3** in favor, **0** opposed, to adjourn the meeting at **6:20 p.m.**

Submitted by: Sherry White, Clerk of Committees

Documents submitted at the meeting: None.

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