

At a Special meeting of the Town Council holden in and for the Town of Gloucester on March 30, 2023

I. Call to Order

The meeting was Called to Order at 6:00 P.M. by Councilor W. Worthy, Town Council President.

II. Roll Call

Members present: Cheryl A. Greathouse; Walter M. O. Steere, III; Jonathan E. Burlingame; Stephen W. Arnold, Vice President; William A. Worthy, Jr., President

Also Present: Jean Fecteau, Town Clerk; David Igliazzi, Town Solicitor; Christine Mathieu, Deputy Town Clerk

III. Pledge of Allegiance

All stood for the Pledge of Allegiance

IV. Public Hearing - Special Event License- Discussion and/or Action

- A. Applicant: Hans Neff (Future Aces by Hans)
Event: Rabbit Run - Sprint Enduro, April 8, 2023
Location: 104 Bungy Road

Councilor W. Worthy stated that this Public Hearing was advertised in the Valley Breeze on March 23, 2023 and abutters were notified by mail.

Councilor W. Worthy DECLARED the Public Hearing OPEN. Councilor W. Worthy stated that during discussion, when called to the microphone please state your name for the record.

Councilor W. Worthy asked if the Council has any questions for the applicant: Hans Neff.

None

Councilor W. Worthy asked if anyone else would like care to speak.

Discussion:

1. K. Law, 245 Old Snake Hill Road, thanked the Council and stated his positive recommendations as to the following: that H. Neff is well known in off road motorcycle world; that he is an ex grand champion in New England; that he has been the youth coordinator for NEFTRA for the last ten years; that he is on the Board of Directors; that he has known H. Neff for 40 years and he is very professional. K. Law also stated that the location is good because it is on a back road with a long driveway and is private property.

2. J. Lowell, 2402 Putnam Pike, stated her positive recommendations as that it is a family event but would prefer local EMT's be at the event instead of private ones.

3. H. Neff, applicant, thanked the Council and stated that he has hired two state certified EMT's; he has spoken to the Fire Chief and he will provide transport if needed; the Police Chief has received a parking plan; and, that he provided the clerk's office with the insurance certificate with all requested listed.

Councilor W. Worthy asked if H. Neff knew about the one individual who felt there was a problem last time. K. Law stated that this individual was against the event the last time it was held at this location but has since changed his mind after seeing the event.

Councilor W. Steere asked the Chief if he was satisfied and he responded that he was. Councilor W. Steere asked H. Neff if he had seen the stipulations. H. Neff was given a copy of the stipulations to read. D. Iglizzi, Town Solicitor, stated that these were standard stipulations used for this type of event.

Councilor W. Worthy DECLARED the Public Hearing Closed

Councilor W. Worthy asked if Council had any other questions.

None

MOTION was made by Councilor C. Greathouse to GRANT the Special Event for Applicant: Hans Neff, on behalf of Future Aces by Hans, for the Rabbit Run - Sprint Enduro to be held on April 8, 2023 at 104 Bungy Road with the following stipulations:

- 1) The race shall be conducted between the hours of 9:00 a.m. and 5:00p.m.
- 2) No alcoholic beverages of any kind shall be consumed or allowed on the premises.
- 3) No overnight camping shall be allowed on the premises other than primitive camping for race participants.
- 4) Anyone selling non-alcoholic beverages or food, that is not pre-packaged, on the premises shall obtain necessary licensing from the Town, with approval from the Rhode Island Department of Health when necessary.
- 5) Adequate porta johns shall be available.
- 6) An area on the premises to accommodate the parking of all vehicles of visitors and participants, etc. shall be available, such as to avoid the parking of such vehicles on nearby roads.
- 7) Adequate liability insurance coverage, at applicant's expense, of at least \$1,000,000, shall be provided with the Town of Glocester, its functionaries and all abutting property owners included as named insured. Such policies, or certification thereof, shall be submitted to the Town Solicitor for approval. The Town Solicitor may ask for an additional amount of liability insurance cover after review of the Interlocal Trust's recommendation at any time prior to the event.
- 8) The Town of Glocester and its functionaries shall be included among those individuals and

entities released in any release, waiver of liability and indemnity agreements secured by the applicants.

- 9) Applicant shall comply with applicable requirements and rules of the A.M.A., N.E.T.R.A., and insurance carriers.
- 10) At the Police Chief discretion, a patrol officer detail may be assigned to the premises at the applicant's expense, to assist in traffic control, the maintenance of good order, and compliance with these conditions.
- 11) An ambulance or rescue vehicle, in addition to two (2) Emergency Medical Technicians, shall be available on the premises at the applicant's expense.

Seconded by Councilor J. Burlingame

Discussion: None

VOTE: AYES- J. Burlingame, C. Greathouse , W. Steere, S. Arnold , W. Worthy
NAYS-0

MOTION PASSED

V. Town Council Workshop - Input & Formulation of Cannabis Retail Sales Ordinances - Discussion and/or Action

Councilor W. Worthy stated that this item is for Council to work on language for a proposed land use ordinance relative to cannabis retail sales.

Councilor W. Worthy stated that if Council comes to a consensus at this meeting, then we can introduce the ordinance with a first reading at the next Town Council meeting of April 6th.

Discussion:

Councilor S. Arnold stated his appreciation for everyone's time and effort to get this proposed ordinance right and that he is comfortable adding zones to the proposed B2- Highway Commercial and Industrial. Councilor J. Burlingame stated his opinion that he thought it was the distance that was being reduced. Councilor S. Arnold clarified that it was the elimination of the distance from 1000 feet to 500 feet. Councilor J. Burlingame asked to view the maps. J. Fecteau described several of the other possible uses allowed in the proposed zones currently as well as explaining the various maps being shown. J. Fecteau stated the distance was reduced from 1000 feet to 500 feet around churches, schools, parks, playgrounds, youth center and daycare center. J. Fecteau stated state liquor law uses 500 feet from schools and places of worship and the new cannabis law uses 500 feet from schools. J. Fecteau stated that in one area of a proposed zone there is a Gloucester Land Trust property that would, if defined as a park, limit the area in that zone that could be used for a retail cannabis store.

J. Fecteau stated that this particular Land Trust property has been owned by the Land Trust since 2006 and there is a historic schoolhouse on the property

Councilor S. Arnold stated that reducing the distance from 1000 feet to 500 feet did open up more

areas in the proposed zones and that he liked that a special use permit application would be required . J. Fecteau confirmed that there would be only four stores allowed in each state zone and our zone includes five other cities and towns.

D. Igliazzi explained that the issues before the Council are whether or not Land Trust properties are considered parks and thereby included in the distance prohibition requirement; or, if the Council would like to include Land Trust in the restriction as a separate item. D. Igliazzi recommended including Gloucester Land Trust properties in the distance restriction prohibition as a conservative measure for the first reading because the language could always be amended at the public hearing.

Councilor S. Arnold stated his concern that commercial grow farms could become an issue. Councilor W. Steere stated that the current ordinance does allow for personal cultivation.

Councilor W. Steere stated his opinion that Land Trust properties are parks. Councilor W. Steere asked D. Igliazzi if an applicant could apply for a variance under this proposed ordinance . D. Igliazzi stated his opinion that the Zoning Board should apply the ordinance but that someone could still apply for a variance.

Councilor J. Burlingame asked if including Land Trust properties would exclude a lot of potential sites. J. Fecteau stated that the maps as shown tonight only have one Land Trust property that is effected. J. Fecteau stated that if others were effected that they would have been shown on the maps. Councilors Worthy, Steere and Burlingame stated their opinion to add Land Trust properties to the proposed ordinance. D. Igliazzi stated to make sure to add Land Trust properties to the proposed ordinance for the first reading. Councilor W. Steere stated his opinion that if the distance requirement were reduced just for this Land Trust property then that would seem to increase the area in this particular proposed location for a retail store. D. Igliazzi explained that once the ordinance is in place that a retail store is grand fathered in and can't be removed.

VI. Adjourn

MOTION was made by Councilor S. Arnold to ADJOURN at 6:45 PM ; seconded by Councilor J. Burlingame

Discussion: None

VOTE: AYES- J. Burlingame, C. Greathouse , W. Steere, S. Arnold , W. Worthy
NAYS-0

MOTION PASSED