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City of Amesbury
Office of the City Clerk
62 Friend St.
Amesbury, MA 01913

City Council Meeting Minutes
Tuesday, January 14, 2025
City Hall Auditorium- 62 Friend St.
7:00 PM

President Mandeville called the meeting to order at 7:08 PM

Pledge of Allegiance – Councilor Hogg

Roll was called, and present were: Councilor Claudel Frederique, Councilor Pamela Gilday, Councilor Michael Hogg, Councilor Amanda Haggstrom, Councilor Jessica Redfern, Councilor Anthony Rinaldi, Councilor Steve Stanganelli, Councilor Nick Wheeler, and President Scott Mandeville.

Also Present: Chief of Staff Ann Marie Casey, Fire Chief James Nolan, Deputy Fire Chief Rob Serino, OCED Director Nick Cracknell

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Act on Minutes-November 26, 2024 and December 10, 2024

**Councilor Gilday moved to approve the minutes from November 26, 2024 and December 10, 2024, as presented. The motion was seconded by Councilor Haggstrom and passed unanimously (9-0).**

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Mayoral Appointments – None at this time

Monthly list of licenses

- **Councilor Stanganelli moved to approve the January license list as presented. The motion was seconded by Councilor Gilday and passed unanimously (9-0).**

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Correspondence

· President/Vice President Communications

- Accept 2025 Meeting Schedule for City Council

**Councilor Gilday moved to accept the 2025 City Council Meeting Schedule with revisions to three dates. The motion was seconded by Councilor Wheeler and passed unanimously (9-0).**

· Communication from Elected Officials, Boards and Commissions

- Memo from Administration – Notice of FY23 Assistance to Firefighters Grant awarded by Dept. of Homeland Security to the Town of Georgetown
  - Deputy Fire Chief Rob Serino summarized the Assistance to Firefighters Grant
- MVPC Presentation – Merrimack Valley Region Multi-Hazard Mitigation Plan
  - Hannah Mogensen presented the Merrimack Valley Region Multi-Hazard Mitigation Plan

**Councilor Gilday moved to take 2025-005 out of order. The motion was seconded by Councilor Wheeler and passed unanimously (9-0).**

**2025-005** Resolution - Merrimack Valley Region Multi-Hazard Mitigation Plan – Local Adoption –**President Mandeville Sponsor**  
**Councilor Stanganelli moved to accept 2025-005 as presented. The motion was seconded by Councilor Hogg and passed unanimously (9-0).**

**\*\*\*Councilor Mandeville declared a 3-minute recess at 7:25 PM, returning at 7:28 PM\*\*\***

- Tracey Chalifour (Planning Board) Updated the Council on deliberations by the Planning Board and encouraged committees to post minutes in a timely manner, noting that several did not post any minutes in 2024. Ms. Chalifour also noted that Amesbury does not currently have a finalized master plan.

· Council Communications, Announcements and Committee Reports

- Councilor Stanganelli shared that constituents have contacted him concerned about the steep increase in their water bills and asked the administration for input and feedback concerning the city's choice of vendor.
- Councilor Wheeler reminded Councilors that the MMA conference is coming up next week.
- Councilor Frederique stressed to the public the importance of attending meetings at the city level and believes setting a second reading too early is confusing to residents.
- Councilor Redfern agreed with Councilor Frederique's comments, expressing her belief that setting a second reading date at the first reading is unnecessarily confusing to the public.
- Councilor Wheeler responded to Councilors Redfern and Frederique, noting that it may be difficult for some bills to not have a set second reading/public hearing as early as possible.
- Councilor Gilday noted that 2024-096 will not be voted on until the Planning Board establishes a recommendation, and the issue has been addressed by O&A and P&D.
- Councilor Haggstrom is in favor of a potential change, noting that the change to 2 meetings per month was done to align Amesbury with other communities, but other communities do not typically set second readings and public hearings at the first readings.

Public Comment

- Tracey Chalifour (25 Clarks Rd #201) Read a prepared statement on the behalf of Joe Finn (412 Main Street) pertaining to the Housing Trust.
- Timothy Ryan (15 Wells Avenue) Gave councilors a police report pertaining to another City Councilor from two years ago and requested they investigate the matter further.

Council Response to Public Comment

- Councilor Stanganelli addressed Mr. Finn's comments regarding a previous Housing Trust meeting.

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Second Readings

2024-096 An Ordinance to amend the Amesbury Zoning Ordinance expanding the Renewable Energy Development Overlay District (REDD) – **Mayor Sponsor**

- Nick Cracknell (OCED Director) updated Council on the status of 2024-096 and steps that have been taken in recent months, noting that an application was received in November. The Planning Board has continued this bill to their January 27 meeting.
- Councilor Gilday asked Mr. Cracknell to clarify where the public should look for his amendments and other documentation related to this bill and shared that O&A and P&D will not be acting on the issue until Planning Board establishes a recommendation. City Clerk Smith informed Councilor Gilday that documents related to the Meadowbrook project could be found in the Planning Board page on amesburyma.gov, in the tab titled "Planning Board Projects."
- Councilor Wheeler: If the project is allowable by right under the Dover Amendment, the city is not allowed to unreasonably restrict it under state law. Are additional restrictions a violation of state law? Director Cracknell answered that "reasonably regulate is different than unreasonably restrict." The city can take steps to protect water supply/ address environmental concerns with

some regulation.

- Councilor Redfern: Went to DPW and Water Treatment Plant to inquire about the relationship between Lake Attitash and the city's water supply and found that it is intimately connected during dry and wet times. The city can draw from the lake during dry weather, and the lake water runs into normal areas of drinking water during wet weather.
- Councilor Redfern directed attention to Mr. Cracknell's earlier comments on his staff not having experience in these matters, noting that the office now has the funds to hire someone with relevant experience. If reviews show risk to drinking water, can the city reject the proposal based on that? Director Cracknell informed Councilor Redfern that environmental issues must not be able to be mitigated to reject the proposal.
- Councilor Haggstrom: Has KP Law told the City the threshold for changes that can be made to the public hearing? Do we essentially have to approve this or get sued? Director Cracknell answered that this question has not been asked of legal counsel yet, as the project only just got to a completeness check.
- Barry Fogel (Attorney representing Lake Attitash Association) Dover amendment does not say that this must be approved, just that it cannot be unreasonably restricted unless necessary to protect public health, safety, and welfare.

Councilor Wheeler moved to continue the Public Hearing for 2024-096 to the regularly scheduled City Council meeting on March 25, 2025. The motion was seconded by Councilor Gilday and passed unanimously (9-0).

2024-119 Revised Amesbury Energy Committee By Laws – Councilors Rinaldi and Hogg Sponsors

- President Mandeville shared that O&A has not deliberated this yet.

Councilor Gilday moved to continue the second reading for 2024-119 to the next regularly scheduled meeting on January 28, 2025. The motion was seconded by Councilor Haggstrom and passed unanimously (9-0).

2024-145 An Order of the Amesbury City Council to Approve the Acceptance of a Quitclaim Deed for a Parcel of Land known as Lot X in the Eastern Lights Subdivision, being a portion of property located off Middle Road, Amesbury and to Authorize the Mayor to Execute said Approval on Behalf of the City of Amesbury, - **Mayor Sponsor**

- Councilor Gilday shared the positive Planning Board recommendation, as well as the positive Ordinance & Administration recommendation.
- Councilor Haggstrom shared the positive Planning & Development recommendation.
- Councilor Gilday shared the positive Fire Department recommendation.

Councilor Haggstrom moved to approve 2024-145 as presented. The motion was seconded by Councilor Gilday and passed unanimously (9-0).

Public Hearings

2024-144 An Order to: Vote Intent to Lay Out Colonial Drive and Refer to Planning Board. – **Mayor Sponsor**

- Positive recommendations were read from the Planning Board, Ordinance & Administration, and Planning & Development

****President Mandeville opened the public hearing at 9:04 PM****

- Attorney Brianna Burns spoke on behalf of F&C Builders, LLC.

****President Mandeville closed the public hearing at 9:06 PM.****

Councilor Gilday moved to approve 2024-144 as presented. The motion was seconded by Councilor Hogg and passed (8-1) with Councilor Wheeler in opposition.

2024-146 An Order to: Lay Out and Accept Colonial Drive as a Public Way. – **Mayor Sponsor**

- Councilor Gilday shared the positive O&A recommendation.

- Councilor Haggstrom shared positive P&D recommendation.

****President Mandeville opened the public hearing at 9:08 PM. Seeing nobody who would like to speak on the issue, he closed the public hearing at 9:08 PM.****

Councilor Stanganelli moved to approve 2024-146 as presented. The motion was seconded by Councilor Rinaldi and passed 8-1 with Councilor Wheeler in opposition.

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First Readings

**2025-002 An Order to request the City Council to authorize the Department of Public Works to overspend the fiscal 2025 snow and ice appropriation of \$250,000. – Mayor Sponsor**

**Councilor Wheeler moved to refer 2025-002 to Budget & Finance and set a second reading date for January 28, 2025. The motion was seconded by Councilor Gilday and passed 6-2-1 with Councilor Redfern abstaining.**

**2025-003 An Order to appropriate \$145,193.52 from Water Retained Earnings to Water Other Expenses. – Mayor Sponsor**

**Councilor Frederique moved to refer 2025-003 to Budget & Finance. The motion was seconded by Councilor Redfern.**

**Councilor Wheeler moved to amend the main motion to add a second reading on January 28, 2025. The motion was seconded by Councilor Gilday and passed 5-3-1 with Councilor Mandeville abstaining.**

**A vote was held on the main motion as amended, which passed 7-2.**

**2025-004 An Order to authorize a transfer of \$1,615.00 from Youth Services Personal Services to Youth Services Other Expenses. – Mayor Sponsor**

**Councilor Wheeler moved to refer 2025-004 to Budget & Finance and set a second reading date for January 28, 2025. The motion was seconded by Councilor Gilday and passed 7-2.**

**Councilor Stanganelli moved to adjourn the meeting at 9:15 PM. The motion was seconded by Councilor Frederique and passed unanimously (9-0).**

Respectfully submitted,

*Jess Manning*

**Addendum N**

***Public Comment / Public Hearing Speaker's Request Form***

In order to be recognized to speak on any matter you must complete all sections of this form.

Name: BARRY FOGEL

Address: for LAKE ATTITASH ASS'N

City: \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_

Home Phone ( ) \_\_\_\_\_

Matter(s) on which you would like to speak: 2024-096

Please disclose any relationship as well as any direct or indirect financial interest you or a family member, may have with this matter:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

I have read and understand the rules of decorum printed on the reverse of this form.

Signature: Barry Fogel Date: 1/14/25

Addendum N

***Public Comment / Public Hearing Speaker's Request Form***

In order to be recognized to speak on any matter you must complete all sections of this form.

Name: Tracey Chalfour

Address: 25 clarks Rd # 201

City: \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_

Home Phone ( ) \_\_\_\_\_

Matter(s) on which you would like to speak: Housing Trust

Please disclose any relationship as well as any direct or indirect financial interest you or a family member, may have with this matter:

Speaking on behalf of Joe Finn  
412 Main St

who can not be here due to personal reasons

I have read and understand the rules of decorum printed on the reverse of this form.

Signature: Tracey Chalfour Date: 1/14/24

Addendum N

***Public Comment / Public Hearing Speaker's Request Form***

In order to be recognized to speak on any matter you must complete all sections of this form.

Name: Timothy Ryan

Address: 15 Wells Ave

City: Amesbury State \_\_\_\_\_ Zip \_\_\_\_\_

Home Phone ( ) 603-382-2020

Matter(s) on which you would like to speak: - ABOUT Paper Artwork

Please disclose any relationship as well as any direct or indirect financial interest you or a family member, may have with this matter:

- A Police Report

I have read and understand the rules of decorum printed on the reverse of this form.

Signature: \_\_\_\_\_ Date: \_\_\_\_\_