



Council President

Mark C. Bodanza

Council Vice President

Gail P. Feckley

Councillors-at-Large

John Dombrowski

Claire M. Freda

Susan Chalifoux Zephir

Thomas F. Ardinger

Ward Councillors

Ward 1 – Gail P. Feckley

Ward 2 – Pauline M. Cormier

Ward 3 – David R. Cormier

Ward 4 – Mark C. Bodanza

Ward 5 – Peter A. Angelini

**MINUTES
CITY OF LEOMINSTER
CITY COUNCIL
SPECIAL MEETING
DECEMBER 21, 2020
5:15 PM**

JOHN P. MAHAN CITY COUNCIL CHAMBERS

The City Council meeting on December 21, 2020 will be held virtually, by a conference telephone call only. All City Councillors, and members of the public interested in participating in the public forum, or a scheduled public hearing, are requested to call the following number : [+1 \(224\) 501-3412](tel:+12245013412) and enter the following code 221-625-205 (Please note: the call in number and code are different than the call in number and code from the last meeting conducted on December 14, 2020). The meeting will begin promptly at 5:15 PM on Monday, December 21, 2020. The conference phone call will be moderated by the City Council President and all discussion will be strictly limited to matters on the agenda. It is expected that the audio phone call will be broadcast on Leominster Access Television.

All documents relative to the agenda can be viewed at the following link:

<https://www.leominster-ma.gov/cals/default.asp>

PUBLIC FORUM, 5:15 P.M

The public forum is an opportunity for any member of the audience to speak on a matter specifically listed on the Council Agenda. Speakers will be asked to come to the microphone and state their formal name and address along with identifying the specific item(s) they wish to address. Each speaker is respectfully asked to keep their comments within a two (2) minute timeframe. The Council will not be responding or answering any questions; however, at the discretion of the Council President, clarification may be given.

Councillor Bodanza opened the public forum at 5:15PM. He asked three times if anyone would like to speak on any item listed on the agenda. No one spoke. The public forum closed at 5:16PM.

I. SPECIAL MEETING OF THE CITY COUNCIL, 5:15 P.M.

The Special Meeting of the City Council opened at 5:15PM.

II. ROLL CALL OF COUNCILLORS IN ATTENDANCE

III. City Council President Bodanza, City Council Vice President Feckley, Councillor Freda, Councillor Dombrowski, Councillor Chalifoux Zephir, Councillor Angelini, Councillor Ardinger, Councillor Pauline Cormier and Councillor David Cormier were present.

Others Present: Katelyn Huffman, City Clerk.

IV. WAYS AND MEANS, 5:15 P.M.

C-42 Dean J. Mazzarella, Mayor: Request City Council vote of support, by RESOLUTION, for Guardian Angel Senior Services, located at 29 Main Street, Leominster MA. (*Ways and Means; Regular Course 11/23/2020; Further Time; 12/14/2020 Majority Vote*).

RE: Tax Incentive Financing Agreement (TIF)

The Ways and Means Committee recommended that the City Council GRANT the RESOLUTION. Roll Call Vote: 9-0 the RESOLUTION was GRANTED.

PUBLIC HEARING, CONTINUED 5:30 P.M.

17-21 Stephen Fraticelli of Fraticelli Oil Co., Inc.: Request to amend Flammable Liquids License from 335,000 gallons to 575,000 gallons of flammable liquids at 239 Litchfield Street. (*Legal Affairs; Regular Course 9/28/2020; Further Time 10/13/2020, 10/26/2020; 11/9/2020; Public Hearing 10/13/2020 @ 6:52 PM; Public Hearing Continued 10/26/2020 @ 6:30 P.M., 11/9/2020 @ 6:15 PM.; 11/23/2020 @ 6:00 PM, 12/14/2020 @ 6:20 P.M.; 12/21/2020 @ 5:30PM Majority Vote*)

The continued public hearing opened at 5:30PM. Council President Bodanza recused himself due to a possible conflict of interest.

The City Council interviewed two potential third party review candidates.

Michael Nicoloro informed the City Council that he is the Principal Engineer and Senior Vice President of Sanborn Head & Associates, Inc. He has over forty years of experience in the propane and flammable liquids industry and has been involved in many projects similar to that of Fraticelli's and also on larger scales. He informed the City Council that subject to their approval he was willing to serve as an independent consultant for the City regarding this matter.

Carl Rybak informed the City Council that he is a project engineer for FP Systems, Construction documents. He specializes in fire protection systems and chemical engineering. As such he has experience with working with propane and offers his experience and knowledge as an independent consultant for the City in this matter.

Councillor Dombrowski read a legal opinion into the record from the City Solicitor regarding the third party review.

Councillor Chalifoux Zephir felt it would be appropriate for the City Solicitor to review the conditions and acquire more feedback for the permit overall. She cited concern with conditions 8 and 7 specifically.

The Legal Affairs committee recommended that the City Council continue the public hearing until January 11, 2021 at 6:00PM.

V. LEGAL AFFAIRS

17-21 Stephen Fraticelli of Fraticelli Oil Co., Inc.: Request to amend Flammable Liquids License from 335,000 gallons to 575,000 gallons of flammable liquids at 239 Litchfield Street. (*Legal Affairs; Regular Course 9/28/2020; Further Time 10/13/2020, 10/26/2020; 11/9/2020; Public Hearing 10/13/2020 @ 6:52 PM; Public Hearing Continued 10/26/2020 @ 6:30 P.M., 11/9/2020 @ 6:15 PM.;11/23/2020 @ 6:00 PM, 12/14/2020 @ 6:20 P.M.;12/21/2020 @ 5:30PM Majority Vote*)

The Legal Affairs committee recommended that the City Council give the petition FURTHER TIME and continue the public hearing to January 11, 2021. Roll Call Vote: 6-1-1 (Councillor Freda and Ardinger NAY; Councillor Bodanza abstained due to a possible conflict of interest) the petition was given FURTHER TIME and the public hearing was continued.

VI. NEW BUSINESS

- **Councillor Freda requested that the City Clerk reach out to the City Solicitor to schedule an executive session regarding pending litigation for the City as has been done historically.**

VII. OLD BUSINESS

VIII. COMMUNITY CALENDAR

- **A moment of silence was held for the passing of Raymond Bunnel and Santino Fantozzi.**

IX. ADJOURNMENT

The meeting adjourned at 7:30PM.

Katelyn Huffman, City Clerk