



COUNCILOR-AT-LARGE
JULIE R. FLOWERS,
COUNCIL PRESIDENT
JOHN J. MULLADY
KEITH A. SONIA

City of Beverly

CITY COUNCIL

Regular City Council Meeting
Monday, June 15, 2026
7:00 PM
City Council Chambers
191 Cabot Street

WARD COUNCILORS
WARD 1 TODD C. ROTONDO
WARD 2 DANIELLE M. SPANG
WARD 3 STEVEN M. CROWLEY
WARD 4 SCOTT D. HOUSEMAN
WARD 5 KATHLEEN M. FELDMAN
WARD 6 MATTHEW J. ST. HILAIRE
COUNCIL VICE PRESIDENT

Roll Call of Members:

Pledge of Allegiance to the Flag: Councilor Spang

Moment of Silence:

Resolutions:

1. Order #165-A Joint Proclamation recognizing The Bernard M. Gordon Foundation.

Presentations, Awards and Memorials:

Public Comment by individuals who live or work in Beverly (subject to Appendix A herin): Anyone who would like to speak at the meeting has until 9:30 AM on the day of the meeting to register with the City Clerk. (Limit of 5 @ 3 minutes each):

1. Gerard Rathy, 8 Beverly Commons Drive
2. Robert Laws, 245 Elliott Street
3. David LeBron, 2 Beverly Commons Drive
4. Deena Diiorio, 29 Arthur Street
5. Charles Clark, 55 Juniper Street

Public Hearings: None

Acceptance of Minutes of Previous Meeting:

1. Regular City Council Meeting-February 17, 2026
2. Regular City Council Meeting-March 2, 2026

Communications from His Honor the Mayor:

1. Order #166-A transfer request of \$1,500,000 from the Road Resurfacing account into the road and sidewalk capital account to pay for resurfacing work. (Set a public hearing)

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2. Order #167-A transfer request of \$45,000 of the City's certified free cash balance to cover supplemental MEPA permitting work for the Lynch Park Climate Resiliency project. (Set a public hearing)
3. Order #168-A \$100,000 Cummings Foundation Grant-Beverly Police Dept. Wellness & Resilience Program.
4. Order #169-A \$156,000 Massachusetts Department of Mental Health grant to continue funding training at the Beverly Police department.
5. Order #170-A \$248,478 Massachusetts Department of Mental Health Jail Arrest Diversion Program Grant for FY2027.
6. Order #171-A \$2,000 donation from Keller Williams Realty Evolution to be used by our Veteran's Department.
7. Order #172-A \$50 donation of pastries from What's Brewin' Café to our Veterans community.
8. Order #173-A reappointment for Christine Bertoni to serve on the Conservation Commission.
9. Order #174-An appointment and waiver of the registered voter requirement for Joanne Miller, 742R Hale Street to serve on the Conservation Commission.
10. Order #175-A \$499,974 Complete Streets Grant from the Massachusetts Department of Transportation (MassDOT).

Communications, from other City Officers and Boards:

1. Order #176-President Flowers-An appointment letter for the Special Committee on Deficit Reduction pursuant to City Council Order 2026-43.
2. Order #177-City Clerk-Application for a License to Peddle for Joes on a Roll, LLC/Birarelli located at 61 Federal Street.
3. Order #178-City Clerk-Renewal application for a Class II Motor Vehicle License for Grand Touring Sales on Cabot LLC, 43 Cabot Street.

Communications, Application and Petitions:

1. Order #179-Lindsay Barth, Arts Committee Chair-A request for a waiver of the city ordinance Chapter 113-2 prohibiting possession or consumption of alcohol on a public way or in public spaces.
2. Order #180- Becki Greene, Manager of Community Engagement-A request for a waiver of the city ordinance Chapter 113-2 prohibiting possession or consumption of alcohol on a public way or in public spaces.
3. Order #181-Public Notice-Former Varian Facility Site, 150 Sohier Road.
4. Order #182-National Grid-Petition #30294623 to install underground facilities on River Street. (Set public hearing)

Unfinished Business from a previous meeting:

1. Order #061-Councilors St. Hilaire and Mullady-A request to hold a public meeting on the City's utilization and plan for Camp Paradise located at 44 Cole Street.

Motions and Orders:

1. Order #119-Proposed Amendments to the Beverly Zoning Ordinance Accessory Dwelling Unit Ordinance. (Final Passage)
2. Order #142-Amending Beverly Ordinances §§ 244-15, 244-16, and 244-17 Trash Removal and Disposal Fees (Increasing fees and modernizing language). (Final Passage)

Reports of Committees

Reports of Committees: See attached Committee Reports with Actions taken noted. Note that the Council is likely to act on matters listed on the Committee Reports, unless they are held in Committee. Committees also may meet during a Recess of the full Council, and consider any Agenda Item identified herein, or on the attached Committee Reports, and report back to the full Council on such matters when it reconvenes. The foregoing matters are those reasonably anticipated by the President up to 48 business hours prior to the scheduled Meeting time. It is possible that not all matters will be addressed. To the extent permitted by law, matters may be discussed that are submitted or arise within 48 business hours of the scheduled meeting if they were not reasonably anticipated by the President.

Meeting Adjourned:

Kathleen M. Feldman, Chair
Julie R. Flowers
Scott D. Houseman

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Finance & Property / Committee of the Whole Meeting Agenda
Monday, June 15, 2026, 7:00 PM
Within the Confines of the City Council Meeting
Council Chambers, 3rd Floor, Beverly City Hall, 191 Cabot Street

Order Number	Date to Committee	Description	Action Taken
#151	06/01/2026	Mayor Cahill presents FY2027 Budget	

Todd C. Rotondo, Chair
Matthew J. St. Hilaire
Steven M. Crowley

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2026 JUN -2 A 9:38

Legal Affairs / Committee of the Whole Meeting Agenda
Monday, June 15, 2026, 7:00 PM
Within the Confines of the City Council Meeting
City Council Chambers, 3rd Floor, Beverly City Hall, 191 Cabot Street

Order Number	Date to Committee	Description	Action Taken
#120	04/06/2026	Councilors Rotondo and Spang to schedule a joint meeting of the Legal Affairs and Public Services Committees to review the City's use of and contracts for Automated License Plate Readers and associated software including Flock Safety cameras.	
#158	06/01/2026	A reappointment for Darlene Wynne to serve as Director of Planning and Development.	
#161	06/01/2026	An appointment for Grace C. Lee, 12 Fayette Street #3 to serve on the Planning Board.	
#162	06/01/2026	An appointment for Phillip J. Thornton, 3 Foster Drive to serve on the Design Review Board.	
#164	06/01/2026	City Clerk-Application for a License to Peddle for Geraldine Longchamp located at 129D Orchard Street, Haverhill.	

Danielle M. Spang, Chair
John J. Mullady
Keith Sonia

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2026 JUN -2 A 9:38

Public Services / Committee of the Whole Meeting Agenda
Monday, June 15, 2026, 7:00 PM
Within the Confines of the City Council Meeting
Council Chambers, 3rd Floor, Beverly City Hall, 191 Cabot Street

Order Number	Date to Committee	Description	Action Taken
#049	04/21/2026	GONETSPEED-A petition to install and maintain underground facilities-Ashton Street.	
#051	04/21/2026	GONETSPEED-A petition to install and maintain underground facilities-East Street.	
#120	04/06/206	Councilors Rotondo and Spang to schedule a joint meeting of the Legal Affairs and Public Services Committees to review the City's use of and contracts for Automated License Plate Readers and associated software including Flock Safety cameras.	
#156	06/01/2026	Order #156-A reappointment for Stephanie Tallo, 3 Herrik St. Ext to serve on the Council on Aging.	
#157	06/01/2026	Order #157-A reappointment for Dan Wuenshel, 5 Rowen Avenue to serve on the Council on Aging.	
#159	06/01/2026	Order #159-A reappointment for Bruce Doig to serve as Director of Parks, Recreation and Community Services.	
#160	06/01/2026	Order #160-A reappointment for Michael P. Collins to serve as Commissioner of Public Services and Engineering.	

City of Beverly
Regular City Council Meeting
Public Meeting Minutes
Tuesday, February 17, 2026, 7:00 PM
Council Chambers, 3rd Floor, Beverly City Hall, 191 Cabot Street

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2026 JUN -9 A 8:31

Julie Flowers, City Council President, called the meeting to order at 7:03 PM. City Clerk, Lisa Kent, took attendance by roll call.

Members Present: Julie Flowers, Matthew St. Hilaire, Steven Crowley, Scott Houseman, Todd Rotondo, Keith Sonia, and Danielle Spang.

Members Absent: Kathleen Feldman and John Mullady.

Also Present: Mayor Cahil, Finance Director Bryant Ayles, Budget Analyst Gerry Perry, City Solicitor Beth Oldmixon, Assistant City Solicitor Jesse Doyle, Assistant City Solicitor Katherine Mikk, Chief Petter O'Connor, Chief John LeLacheur, Animal Control Officer Matthew Lipinski, Director of Parks and Recreation Bruce Doig, School Committee Ward 6 Member John Taylor, School Committee President and District B School Committee Member Lorinda Visnick, former City Councilors Joyce McMahon and Stacy Ames, and members of the public.

Councilor Crowley led the pledge of allegiance.

Comments by Citizens:

Joyce McMahon, 15 1/2 Rowell Avenue, former City Councilor, addressed the Council on the proposed wildlife language and encouraged further refinement and clarification on the language.

Diana Niethamer, 12 Pratt Avenue, addressed the Council to speak on the Flock surveillance camera within the city and her concern with the company's selling of data to federal agencies like Immigration and Customs Enforcement.

John Taylor, 41 Cole Street, addressed the Council on proposed resolution and use of Camp Paradise.

Acceptance of Minutes of Previous Meeting:

Public Service Committee/Committee of the Whole -Meeting February 9, 2026.

A motion to approve was made and seconded. A vote was taken, and motion carried (9-0).

Communications from His Honor the Mayor:

Order #067-Donation-A \$2000 donation from the Beverly/Peabody Elks Lodge to be used by the Veterans Council.
Referred to the Committee on Finance and Property.

Order #068-Reappointment for Jan Pierce, 1 Neptune Court, to serve on the Veterans' Advisory Committee.
Referred to Committee on Public Services.

Order #069-Reappointment for John Cuny, 9 Holding Street, to serve on the Veterans' Advisory Committee.
Referred to Committee on Public Services.

Order #070-Reappointment for Nicholas Parianos, 19 Puritan Road, to serve on the Veterans' Advisory Committee.
Referred to Committee on Public Services.

Order #071-Reappointment for Kevin M. Gannon, 15 Everett Street, to serve on the Veterans' Advisory Committee.
Referred to Committee on Public Services.

Order #072-Reappointment for Commissioner Michael P. Collins to serve on the Parking and Traffic Commission.
Referred to Committee on Public Services.

Order #073-Proposed order approving the taking by eminent domain property located at 171 Brimbal Avenue.
Referred to the Committee on Legal Affairs.

Communications, from other City Officers and Boards:

Order #074-Councilor Houseman-Motion to reconsider the vote taken at our February 2, 2026, meeting on Order #058.
Referred to the Committee on Legal Affairs.

Order #075-City Clerk-Renewal of a Secondhand Junk Dealers License for Beverly Coin, Jewelry, Recorders and Estate Appraisals, 38 Rantoul Street.
Referred to the Committee on Legal Affairs.

Order #076-City Clerk-A request for 2026 Flammable Storage Registration Renewals.
Referred to the Committee on Legal Affairs.

Order #077-City Clerk-A request for a Class II Dealers License for Grand Touring Sales LLP d/b/a GTS Cabot, 43 Cabot Street.
Referred to the Committee on Legal Affairs.

Order #078-President Flowers-A reappointment for David D Dines, 5 Pilgrim Heights, to serve on the Parking and Traffic Commission.
Referred to Committee on Public Services.

Order #079-President Flowers-A reappointment and waive of residency for Richard Benevento, 56 Peaslee Circle, Middleton, MA to serve on the Parking and Traffic Commission.
Referred to Committee on Public Services.

Order #080-Assistant Solicitor Dole-Proposed amendments to Chapter 117-Animals. (intent to withdraw portions of proposed ordinance amendment regarding prohibitions on nuisance cats)
Referred to the Committee on Legal Affairs.

Order #081-Emma Puglisi, Director of Finance Beverly Public Schools-Permission to enter into a lease with Ricoh for the School Districts copy machine.
Referred to the Committee on Finance and Property.

Order #082-Emma Puglisi, Director of Finance Beverly Public Schools-Permission to enter into a lease with Pitney Bowes for postage for the Middle School.
Referred to the Committee on Finance and Property.

Order #083-Emma Puglisi, Director of Finance Beverly Public Schools-Permission to enter into a lease with Pitney Bowes for postage for the High School.
Referred to the Committee on Finance and Property.

Communications, Applications and Petitions:

Order #084-National Grid-Petition 31247668-to install underground electric conduits-Dodge Street. (set public hearing)
Referred to the Committee on Public Services to set a public hearing.

Order #085-Department of Public Utilities-Notice of Filing, Public Hearing and Request for comments.
A motion to receive and place on file was made and seconded. A vote was taken, and motion carried (7-0).

Unfinished Business from a previous meeting:

Order #061-Councilors St. Hilaire and Mullady-A request to hold a public meeting on the City's utilization and plan for Camp Paradise located at 44 Cole Street.
No action was taken.

Motions and Orders:

Order #045-Assistant Solicitor Dole-Proposed Amendments to Chapter 117-6-Dog Kennel Licensing.
President Flowers noted this vote was for final passage of the order. A motion was made and seconded. A vote was taken, and motion carried (7-0).

Order #058- Assistant Solicitor Dole-Proposed Amendments to Chapter 117-Animals.
Referred to the Committee on Legal Affairs.

A motion to recess for subcommittee work was made and seconded. A vote was taken, and motion carried (7-0). The meeting recessed from 7:24 PM until 7:41 PM when President Flowers called the meeting back to order for the posted public hearing.

Public Hearings:

7:40 PM-Order #053-A transfer request from the Reserve for Unforeseen account of \$160,000 to be placed into the Dispatch Department to support costs related to operations.

President Flowers opened the hearing at 7:41 PM. Finance Director, Bryant Ayles, provided details related to the request noting \$120,000 is for staffing overtime due to training and turnover, \$14,500 for equipment reconfiguration and the remaining, if not needed in the previous areas, would address equipment replacement and maintenance contracts.

Rotondo questioned what the remaining balance of the account would be following the transfer. Mr. Ayles confirmed that approximately \$65,000 would remain. Rotondo further questioned how the administration planned to address any additional overtime shortages that may arise, particularly within Public Safety, including the Police and Fire Departments.

Mr. Ayles acknowledged that there are several known items vying for the reserve balance later in the fiscal year, including end-of-year overtime calculations for other public safety departments, outstanding collective bargaining matters within DPS for which a separate reserve has been set aside, as well as an ongoing Dispatch contract negotiation that includes retroactive costs for the current fiscal year. Mr. Ayles stated that the administration will be conducting a thorough review of spending to date in order to identify unspent funds that may be reallocated, subject to Council approval.

Rotondo acknowledged that Dispatch has been in a growth period over the past three years, with the current year representing the first fully operational year, but questioned whether a similar situation should be expected next year. Mr. Ayles responded that this was the first year the department had been fully staffed, which created uncertainties within the staffing budget structure. He further noted that early turnover within the department required additional new hires, resulting in increased training overtime and overtime needed to fill vacant shifts. Mr. Ayles added that the nature of the staffing structure will continue to require recurring overtime, but he expects overtime projections to be better aligned in the FY2027 budget.

St. Hilaire questioned the impact this would have on the FY2027 budget. Mr. Ayles confirmed that projected overtime trends had already been incorporated into the FY2027 budget; however, he anticipated that of the \$160,000 transfer request, approximately \$50,000 to \$60,000 would need to be added to next year's staffing budget in some form.

Mr. Perry noted that the Public Safety Dispatch budget totaled slightly more than \$1,000,000, with approximately \$116,000 appropriated for overtime. He stated that Dispatch, Police, and Fire were three departments he identified during his second-quarter budget-to-actual review as areas of concern regarding whether appropriations would be sufficient to complete the fiscal year, which unfortunately proved to be the case. Mr. Perry further stated that the administration had assured him that, if the transfer were approved, they did not anticipate returning for additional funding for civilian dispatch.

Houseman questioned how snowstorm-related expenses would be addressed, noting that winter operations were not yet complete. Mr. Perry stated that \$800,000 had been appropriated and acknowledged that the account was anticipated to be in deficit, which he noted is somewhat normal. However, he stated that the administration anticipated identifying funds within the DPS budget for a future transfer following the conclusion of the snow season. He also acknowledged that while there is an option to defer costs into the next fiscal year, he anticipated that Mr. Ayles and the Mayor would instead come before the Council with a transfer request from available DPS line items.

Houseman questioned the system of structural overtime being built in year after year. Mr. Perry agreed that overtime was inherently built into Public Safety budgets, noting that Public Safety is a 24/7 operation that always requires people on duty. He explained that when personnel are out sick or on vacation, those shifts must be backfilled, so there is built-in overtime.

Houseman further noted that deficit spending is prohibited under state law and questioned whether the Council had any other option but to approve the transfer. Mr. Perry responded that if the transfer were not approved, the deficit would need to be absorbed within the existing departmental budget, potentially resulting in additional cuts or layoffs.

Houseman also questioned the Dispatch Department's reporting structure, specifically the department head reporting to two chiefs, and asked Mr. Perry whether he believed that structure may have contributed to the turnover issues previously discussed.

At 8:00 PM President Flowers paused to open and recess the scheduled 7:55 PM public hearing for **Order #054** to 8:10 PM, noting the scheduled 8:10 PM public hearing for **Order #084** had been withdrawn by the petitioners. A vote was taken, and motion carried (7-0).

Mr. Perry responded to Councilor Houseman's question, noting that from a public administration perspective, it can be difficult for a department head to effectively serve two supervisors. He deferred questions regarding employee turnover to the Chiefs.

Councilor Rotondo questioned whether the structural deficit was actively being addressed.

Mayor Cahill addressed the departmental structure, explaining that the reporting structure was intentionally designed for the department head to report to both Chiefs due to the consolidation of the City's two public safety answering points: Police and Fire/EMS. He stated that involvement from both Chiefs was necessary to ensure the system effectively serves all public safety operations. Mayor Cahill further noted the strong working relationship between the Chiefs, as well as between the Chiefs and Ms. Brown, the Dispatch Supervisor, who reports to both departments. He acknowledged that the administration is reviewing the balance between full-time and part-time intermittent staffing positions as part of preparation for the upcoming FY2027 budget.

At 8:05 PM A motion to recess the public hearing until 8:25 PM was made and seconded. A vote was taken, and motion carried (7-0). The hearing was reopened by President Flowers at 8:29 PM.

Chief LeLacheur addressed the staffing issues previously discussed, noting that turnover within Dispatch had occurred for a variety of reasons, including dispatchers leaving to become full-time firefighters, full-time police officers, accepting positions with other fire dispatch agencies, transitioning into private industry, and one employee not successfully completing probation.

Chief O'Connor acknowledged that the dual-reporting structure is unique, but necessary to ensure both Chiefs remain actively involved in overseeing dispatch operations that serve Police, Fire, and EMS. He further noted that the department has recently been successful in attracting personnel viewed as long-term employees and expressed hope for increased staffing stability moving forward.

Houseman questioned the number of dispatchers currently employed and the department's high turnover rate. Chief O'Connor confirmed that the department currently employs ten full-time dispatchers, in addition to one full-time Public Safety Dispatch Supervisor, Stephanie Brown, and stated that all positions are currently filled. Chief LeLacheur added that within the industry, dispatch positions are often viewed as entry-level opportunities for individuals seeking to transition into Police or Fire careers, noting that turnover is a common cost associated with the profession.

Rotondo questioned whether Ms. Brown, in her supervisory role, also fills dispatch shifts when vacancies occur. Chief O'Connor stated that Ms. Brown has stepped in to cover overtime shifts when necessary; however, he noted that she also maintains a high level of responsibility in her role reporting to both Chiefs and serving as Dispatch Supervisor.

Sonia questioned the training requirements for dispatchers, including what portions are standardized by the state, the City of Beverly, or other entities, and asked about the overall time commitment involved. Chief LeLacheur responded that state requirements include completion of a forty-hour training course in Maynard, along with sixteen hours of continuing education annually, solely for operation of the 9-1-1 system. He further explained that dispatchers also undergo desk training and receive instruction on the Computer Aided Dispatch (CAD) system, records management systems, and fire alarm operations. He noted that these requirements encompass federal standards, state standards, Beverly Police requirements, and Beverly Fire Department requirements.

No members of the public were in attendance to speak on the order. President Flowers closed the public hearing at 8:43 PM and referred the order to the Committee on Finance and Property.

A motion to recess for subcommittee work was made and seconded. A vote was taken, and motion carried (7-0). The meeting recessed from 8:43 PM until 8:53 PM when President Flowers called the meeting back to order for Reports of Committees.

7:55 PM-Order #054-A transfer request from the Recreation Enterprise fund balance of \$150,000 to support costs related to park projects and improvements throughout the City.

President Flowers opened the hearing at 8:00 PM and a motion to recess the hearing to 8:10 PM was made and seconded. A vote was taken, and motion carried (7-0). The hearing recessed from 8:00 PM to 8:10 PM when President Flowers reopened it.

Finance Director Bryant Ayles provided details regarding the request, noting that the Recreation Enterprise Fund operates as a standalone cost center that receives revenue throughout the year from sources other than tax revenue, including parking fees collected at Lynch Park and program fees generated through Parks and Recreation Department programs. He explained that the use of these funds is intended to support recreation-related activities and improvements.

Director of Parks and Recreation Bruce Doig addressed the Council, noting that a similar transfer had been completed in 2018, when \$175,000 was appropriated for repairs to playground equipment throughout the City. He stated that the department's annual maintenance budget is approximately \$50,000, which has generally allowed for the replacement of one playground per year. Mr. Doig further noted that the budget remains tight, several pieces of equipment are reaching the end of their useful life, and rising project costs continue to impact planned improvements. He indicated that the requested funds are expected to support projects over the next several years.

Houseman questioned Mr. Perry regarding the broader challenges associated with the City's overall budget.

Gerry Perry, Budget Analyst, recommended approval of the proposal, noting that capital project funds do not close out at the end of the fiscal year and instead carry forward from year to year.

Spang questioned the advantage of transferring the funds rather than leaving them within the Enterprise Fund. Mr. Perry explained that Enterprise Funds close out on June 30 and would become inaccessible until they are recertified, whereas transferring the funds into a capital project account would allow continued access without interruption.

No members of the public were in attendance to speak on the order. President Flowers closed the public hearing at 8:20 PM and referred the order to the Committee on Finance and Property.

A motion to recess for subcommittee work was made and seconded. A vote was taken, and motion carried (7-0). The meeting recessed from 8:20 PM until 8:29 PM when President Flowers called the meeting back to order to reopen the public hearing for **Order #53**.

8:05 PM-Order #065-National Grid-Petition #31124344-to install underground facilities on Broadway.

President Flowers opened the hearing at 8:05 PM. National Grid representative was present and spoke to work being performed on Broadway from approximately 28 to 30 to 32 Broadway.

Spang questioned how long the work was expected to take. Representative from National Grid responded that the work was anticipated to take approximately one and a half to two days at most. They explained that the digging itself was expected to take approximately one day, followed by installation of PVC conduit, placement of concrete over, and running of the new cable. National Grid further noted that steel plates would be placed over the work area as needed.

Spang further questioned whether National Grid was aware that Broadway had recently been repaved, noting a \$5,000 fee to open it up. National Grid confirmed they were aware and stated that it would be fully restored as is.

Rotondo questioned whether "full restoration" meant curb-to-curb paving or restoration limited to the three-foot trench area. National Grid responded that the work would involve only a three-foot trench restoration. Rotondo expressed concern regarding cutting into a newly paved roadway, stating that restoring only the trench area after the street had recently been repaved curb-to-curb was unacceptable.

National Grid representatives stated that their company does not directly perform the excavation, paving, or sidewalk work and that they would need to consult with their civil contractor regarding restoration details. Councilor Rotondo reiterated his concerns regarding the location knowing it is only a three-foot trench.

Sonia echoed Rotondo's concerns, stating that restoration limited to the trench area rather than curb-to-curb paving would be unacceptable

No members of the public were in attendance to speak on the order. A motion to recess the public hearing until March 2, 2026 at 7:30 PM was made and seconded. A vote was taken, and motion carried (7-0).

8:10 PM-Order #048-National Grid-Petition #31247668-to install underground facilities on Cabot Street. (Continued from 2-2-26)

President Flowers stated that the request had been withdrawn by the petitioner.

Reports of Committees:

Finance and Property:

Order #053-A transfer request from the Reserve for Unforeseen account of \$160,000 to be placed into the Dispatch Department to support costs related to operations.

President Flowers put the question of acceptance of the proposal and adoption of the order as recommended by the subcommittee. A motion was made and seconded. A vote was taken, and the motion carried (7-0).

Order #054-A transfer request from the Recreation Enterprise fund balance of \$150,000 to support costs related to park projects and improvements throughout the City.

President Flowers put the question of acceptance of the proposal and adoption of the as recommended by the subcommittee. A motion was made and seconded. A vote was taken, and the motion carried (7-0).

Order #067-Donation-A \$2000 donation from the Beverly/Peabody Elks Lodge to be used by the Veterans Council.

President Flowers put the question of acceptance of the proposal and adoption of the order as recommended by the subcommittee. A motion was made and seconded. A vote was taken, and the motion carried (7-0).

Order #081-Emma Puglisi, Director of Finance Beverly Public Schools-Permission to enter into a lease with Ricoh for the School Districts copy machine.

President Flowers put the question of acceptance of the proposal and adoption of the order as recommended by the subcommittee. A motion was made and seconded. A vote was taken, and the motion carried (7-0).

Order #082-Emma Puglisi, Director of Finance Beverly Public Schools-Permission to enter into a lease with Pitney Bowes for postage for the Middle School.

President Flowers put the question of acceptance of the proposal and adoption of the order as recommended by the subcommittee. A motion was made and seconded. A vote was taken, and the motion carried (7-0).

Order #083-Emma Puglisi, Director of Finance Beverly Public Schools-Permission to enter into a lease with Pitney Bowes for postage for the High School.

President Flowers put the question of acceptance of the proposal and adoption of the as recommended by the subcommittee. A motion was made and seconded. A vote was taken, and the motion carried (7-0).

Legal Affairs:

Order #073-Proposed order approving the taking by eminent domain property located at 171 Brimbale Avenue.

President Flowers put the question of acceptance of the proposal and adoption of the as recommended by the subcommittee. A motion was made and seconded. A vote was taken, and the motion carried (7-0).

Order #075-City Clerk-Renewal of a Secondhand Junk Dealers License for Beverly Coin, Jewelry, Records and Estate Appraisals, 38 Rantoul Street.

President Flowers put the question of acceptance of the proposal and adoption of the order as recommended by the subcommittee. A motion was made and seconded. A vote was taken, and the motion carried (7-0).

Order #076-City Clerk-A request for 2026 Flammable Storage Registration Renewals.

President Flowers put the question of acceptance of the proposal and adoption of the order as recommended by the subcommittee. A motion was made and seconded. A vote was taken, and the motion carried (7-0).

Order #077-City Clerk-A request for a Class II Dealers License for Grand Touring Sales LLP d/b/a GTS Cabot, 43 Cabot Street.

President Flowers put the question of acceptance of the proposal and adoption of the as recommended by the subcommittee. A motion was made and seconded. A vote was taken, and the motion carried (7-0).

Order #080-Assistant Solicitor Dole-Proposed amendments to Chapter 117-Animals. (intent to withdraw portions of proposed ordinance amendment regarding prohibitions on nuisance cats)

A motion to receive and place on file as recommended by the subcommittee was made and seconded. A vote was taken, and motion carried (7-0).

Public Services:

Order #078-President Flowers-A reappointment for David D Dines, 5 Pilgrim Heights, to serve on the Parking and Traffic Commission.

President Flowers put the question of acceptance of the proposal and adoption of the as recommended by the subcommittee. A motion was made and seconded. A vote was taken, and the motion carried (7-0).

Order #079-President Flowers-A reappointment and waive of residency for Richard Benevento, 56 Peaslee Circle, Middleton, MA to serve on the Parking and Traffic Commission.

A motion to waive the residency requirement as recommended by the subcommittee was made and seconded. A vote was taken, and motion carried (7-0). A motion to accept the proposal and adopt the order as recommended by the subcommittee was made and seconded. A vote was taken, and motion carried (7-0).

Order #084-National Grid-Petition 31247668-to install underground electric conduits-Dodge Street. (set public hearing)

A motion to set a public hearing for March 16, 2026, at 7:30 PM as recommended by the subcommittee was made and seconded. A vote was taken, and motion carried (7-0).

President Flowers reminded the Council and the public that the 8:05 public hearing for Order #065 from National Grid to install underground facilities on Broadway was being continued to the next regular meeting on March 2nd at 7:30 PM, along with three additional public hearings for petitions from GONETSPEED that had been continue from a prior meeting.

She also noted the Committee on Legal Affair would be meeting Monday, March 2, 2026, at 6:30 PM, prior to the regularly scheduled meeting for further working discussion on the portion of **Order #058**.

A motion to adjourn was made and seconded. A vote was taken, and motion carried (7-0). The meeting adjourned at 9:02 PM.

Recorded by: Sarah Kirker

Kathleen M. Feldman, Chair
 Julie R. Flowers
 Scott D. Houseman

CITY OF BEVERLY
 RECEIVED AND RECORDED
 CLERK'S OFFICE
 2026 JUN -9 A 8:31

Finance and Property / Committee of the Whole Meeting Minutes
Tuesday, February 17, 2026, 7:00 PM
Within the Confines of the City Council Meeting
Council Chambers, 3rd Floor, Beverly City Hall, 191 Cabot Street

Houseman called the meeting to order at 7:26 PM.

Members present: Flowers, Houseman

Members absent: Feldman

Also present: Finance Director Bryant Ayles, Budget Management Analyst Gerry Perry,, Chief Petter O'Connor, Chief John LeLacheur

Order Number	Date to Committee	Description	Action Taken
#067	02/17/2026	Donation-A \$2000 donation from the Beverly/Peabody Elks Lodge to be used by the Veterans Council.	Recommend the Council to approve (2-0).
#081	02/17/2026	Emma Puglisi, Director of Finance Beverly Public Schools-Permission to enter into a lease with Ricoh for the School Districts copy machine.	Recommend the Council to approve (2-0).
#082	02/17/2026	Emma Puglisi, Director of Finance Beverly Public Schools-Permission to enter into a lease with Pitney Bowes for postage for the Middle School.	Recommend the Council to approve (2-0).
#083	02/17/2026	Emma Puglisi, Director of Finance Beverly Public Schools-Permission to enter into a lease with Pitney Bowes for postage for the High School.	Recommend the Council to approve (2-0).
#053	02/17/2026	A transfer request from the Reserve for Unforeseen account of \$160,000 to be placed into the Dispatch Department to support costs related to operations.	Recommend the Council to approve (2-0).
#054	02/17/2026	A transfer request from the Recreation Enterprise fund balance of \$150,000 to support costs related to park projects and improvements throughout the City.	Recommend the Council to approve (2-0).

A motion to adjourn the Committee on Finance and Property was made and seconded. A vote was taken, and motion carried (2-0). The meeting adjourned at 7:29 PM.

Houseman called the Committee on Finance and Property to order at 8:44 PM for a second meeting to take up **Order #053** and **Order #054** which was referred to the Committee following the public hearing.

Order #053-Flowers restated, for clarification, that the intent was to evaluate different options based on what had been learned and to ensure that this situation would not be expected to recur within the dispatch operation. Mr. Ayles confirmed that this was a good summation of the additional work required before the end of the fiscal year to deliver a balanced budget that meets the department's operational needs.

Flowers emphasized the importance of supporting the department's incurred costs and stated that she was comfortable with the request, given the plans in place to address the underlying challenges moving forward.

Houseman asked Mr. Perry for his comments following the public hearing and discussion. Mr. Perry stated that he was hopeful this would be the only transfer request necessary and encouraged the administration to take the management steps needed to prevent the need for additional transfer requests in the future.

Order #54- Flowers and Houseman both noted that the requested transfer was consistent with, and fell within, the intended purpose of the Enterprise Fund.

A motion to adjourn the Committee on Finance and Property was made and seconded. A vote was taken, and motion carried (2-0). The meeting adjourned at 7:48 PM.

Todd C. Rotondo, Chair
 Matthew J. St. Hilaire
 Steven M. Crowley

CITY OF BEVERLY
 RECEIVED AND RECORDED
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Legal Affairs / Committee of the Whole Meeting Minutes
Tuesday, February 17, 2026, 7:00 PM
Within the Confines of the City Council Meeting
City Council Chambers, 3rd Floor, Beverly City Hall, 191 Cabot Street

2026 JUN -9 A 8:31

Rotondo called the meeting to order at 7:26 PM.

Members present: Rotondo, St. Hilaire, Crowley

Members absent: None

Also present: Assistant City Solicitor Jesse Doyle, Animal Control Officer Matthew Lipinski, and Councilor Spang.

Order Number	Date to Committee	Description	Action Taken
#043	01/20/2026	A proposal to create a temporary Special Committee to explore options for addressing the looming 2027 forecasted budget deficit.	Recommend the Council to approve (3-0).
#058	02/02/2026	Assistant Solicitor Jesse Dole-Proposed amendments to Chapter 117-Animals.	Hold.
#073	02/17/2026	Proposed order approving the taking by eminent domain property located at 171 Brimbal Avenue.	Recommend the Council to approve (3-0).
#074	02/17/2026	Councilor Houseman-Motion to reconsider the vote taken at our February 2, 2026, meeting on Order #058.	Hold.
#075	02/17/2026	City Clerk-Renewal of a Secondhand Junk Dealers License for Beverly Coin, Jewelry, Recorders and Estate Appraisals, 38 Rantoul Street.	Recommend the Council to approve (3-0).
#076	02/17/2026	City Clerk-A request for 2026 Flammable Storage Registration Renewals.	Recommend the Council to approve (3-0).
#077	02/17/2026	City Clerk-A request for a Class II Dealers License for Grand Touring Sales LLP d/b/a GTS Cabot, 43 Cabot Street.	Recommend the Council to approve (3-0).

#080	02/17/2026	Assistant Solicitor Dole-Proposed amendments to Chapter 117-Animals. (intent to withdraw portions of proposed ordinance amendment regarding prohibitions on nuisance cats)	Recommend the Council receive and place on file.
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Order #073-Assistant City Solicitor Dole noted that the proposed order is intended to improve traffic flow in the area. He stated that work is expected to begin in the summer and continue for approximately 12–18 months, and that a full road closure is not anticipated. He also acknowledged that the City has reached settlements with property owners in the area affected by the proposed work.

Order #080-Assistant City Solicitor Dole noted the intent to withdraw portions of Order #058 relating to Chapter 117-111, Disposal of impounded cats. Animal Control Officer Lipinski noted the intent on the proposed language is intended for feeding of wildlife, not songbirds or backyard birds. With the intent that wild animals should be left wild in regard to human impact and feeding and is intended nuisance, rodents and public health hazards that come from feeding wild animals.

Order #058-St. Hilaire made a motion to amend the to remove Chapter 117-11. A second was put on the motion. Rotondo called for a vote on the amendment, a vote was taken, and motion carried (3-0).

Houseman joined the meeting at 7:35 PM. Houseman commented on the amendment noting that the language is worth discussing in detail.

A motion to recess the committee meeting was made and seconded. A vote was taken, and motion carried (3-0). The meeting was recessed from 7:39 PM to 8:45 PM when Rotondo called the meeting back to order.

Rotondo called Committee of the Whole to order at 8:47 PM with Sonia and Spang in attendance.

Order #058-Rotondo noted that the Order as amended would be held for the next subcommittee meeting which will be held Monday, March 2,2026 at 6:30 PM.

A motion to recess the Committee of the Whole was made and seconded. A vote was taken, and motion carried (5-0). Committee of the Whole recessed at 8:49 PM. A motion to adjourn the Committee on Legal Affairs was made and seconded. A vote was taken, and motion carried (3-0). The meeting adjourned at 8:49 PM.

Danielle M. Spang, Chair
 John J. Mullady
 Keith A. Sonia

CITY OF BEVERLY
 RECEIVED AND RECORDED
 CITY CLERKS OFFICE

Public Services /Committee of the Whole Meeting

Monday, February 17, 2026, 7:00 PM

191 Cabot Street, 3rd Floor

Beverly, MA 01915

2026 JUN -9 A 8:31

Order Number	Date to Committee	Description	Action Taken
#040	1/20/2026	Public Services Committee Priorities	Hold
#078	2/17/2026	A reappointment for David D Dines, 5 Pilgrim Heights, to serve on the Parking and Traffic Commission.	A 2-0
#079	2/17/2026	A waive of Residency for Richard Benevento, 56 Peaslee Circle, Middleton, MA to serve on the Parking and Traffic Commission.	A 2-0
#079	2/17/2026	A reappointment for Richard Benevento, 56 Peaslee Circle, Middleton, MA to serve on the Parking and Traffic Commission.	A 2-0
#084	2/17/2026	National Grid-Petition 31247668-to install underground electric conduits-Dodge Street.	Set P/H for 3/16 @7:30 PM

Present-Spang and Sonia
 Absent-Mullady

Chair Spang called the meeting to order at 7:26 PM.

Adjourned at 7:29PM.

City of Beverly
Regular City Council Meeting
Public Meeting Minutes
Monday March 2, 2026, 7:00 PM
Council Chambers, 3rd Floor, Beverly City Hall, 191 Cabot Street

CITY OF BEVERLY
RECEIVED AND RECORDED
CITY CLERKS OFFICE
MAR 02 2026 7:09 A 8:31

Julie Flowers, City Council President, called the meeting to order at 7:01 PM. City Clerk, Lisa Kent, took attendance by roll call.

Members Present: Julie Flowers, Matthew St. Hilaire, Steven Crowley, Kathleen Feldman, Scott Houseman, John Mullady, Todd Rotondo, Keith Sonia, Danielle Spang.

Members Absent: None.

Also Present: City Solicitor Beth Oldmixon and members of the public.

Councilor Mullady led the pledge of allegiance.

Comments by Citizens:

Aayesha Siddiqui, 14 Windsor Road, addressed the Council, first by reading the Land Acknowledgement, encouraging the City Council to amend the rules and orders to incorporate reading it at the start of all meetings. She further addressed the Council to address concerns regarding the use of Flock cameras in Beverly, specifically relating to privacy and data security.

President Flowers noted that Councilors do not typically engage in dialogue during public comment but, in the spirit of Ms. Siddiqui's comments, provided an update that Ward 1 Councilor Rotondo and Ward 2 Councilor Spang, in their capacities as Chairs of the Legal Affairs and Public Services Committees, are working to organize a community meeting with the Police Department.

Communications from His Honor the Mayor:

Order #086-A grant for \$1,300 from the Commonwealth of Massachusetts MED-Project Drug Stewardship Program to be utilized for costs to manage Medication Collection receptacle at the Police Station.
Referred to the Committee on Finance and Property.

Order #087-Request for approval of a 3-year Mechanic Garage Space Lease with 51 Park Street LLC.
Referred to the Committee on Legal Affairs.

Order #088-An FY2026 Inter Departmental Transfer request of \$241,250 from the Reserve for union negotiations to fund retroactive costs back to July 1, 2024. (set public hearing)
Referred to the Committee on Finance and Property to set a public hearing.

Communications, from other City Officers and Boards:

Order #089-City Clerk-An approval request to appoint Assistant City Clerk Sarah M. Kirker to Clerk of Committees.
A motion to approve on the floor was made and seconded. A vote was taken, and motion carried (9-0).

Order #090-City Clerk-A renewal application for a Pawnbrokers License for Nyan Group, Inc. d/b/a Cashpoint, 77 Bridge Street.
Referred to the Committee on Legal Affairs.

Order #091-City Clerk-A renewal application for a Second hand Dealers License for Nyan Group, Inc. d/b/a Cashpoint, 77 Bridge Street.
Referred to the Committee on Legal Affairs.

Order #092-City Clerk- 2026 Renewals for Flammable Registrations.
Referred to the Committee on Legal Affairs.

Communications, Applications and Petitions:

Order #093-Notice of Phase II Comprehensive Site Assessment Report.

A motion to receive and place on file was made and seconded. A vote was taken, and motion carried (9-0).

Unfinished Business from a previous meeting:

Order #061-Councilors St. Hilaire and Mullady-A request to hold a public meeting on the City's utilization and plan for Camp Paradise located at 44 Cole Street.

No action was taken.

A motion to recess for subcommittee work was made and seconded. A vote was taken, and motion carried (9-0). The meeting recessed from 7:10 PM until 7:30 PM when President Flowers called the meeting back to order for the posted public hearing.

Public Hearings:

7:30 PM-Order #065-National Grid Petition #31124344 to install underground facilities on Broadway.(Cont. from 2-17).

President Flowers opened the hearing at 7:30 PM noting the National Grid has requested the public hear be postponed to gather more information for the Council.

Tiffany Collins, 35 Broadway, addressed the Council as an abutter to 32 Broadway. Ms. Collins noted that she only became aware of it through Councilor Spang on the day of the initial public hearing. She expressed frustration with the ongoing impacts associated with the project, including concerns related to street parking and the overall size of the project.

Ms. Collins noted that Broadway has experienced nearly continuous construction since approximately 2018, including the major roadway reconstruction project connecting Cabot Street to Rantoul Street, utility replacement work, and more recent National Grid transmission line improvements. While acknowledging the need to provide utility service to the property, she questioned whether alternatives to additional roadway excavation had been explored and expressed concern that future installation of other utility infrastructure, such as water, gas, sewer, telecommunications, and cable services, could result in further disruption to the road.

At 7:32 PM a motion to recess the public hearing until April 6, 2026 at 7:30 PM was made and seconded. A vote was taken, and motion carried (9-0).

7:50 PM-Order #049-GONETSPEED-A petition to install and maintain underground facilities-Ashton Street. (Cont. from 2-2).

President Flowers opened the hearing at 7:50 PM. Heidi Mahoney, Manager Government Affairs, spoke as representation for GONETSPEED.

Councilor Spang noted that the poles associated with the petition were included in Application No. 3 of the 47 applications submitted to the carriers and requested clarification regarding the status listed as "Engineering Review." Ms. Mahoney explained that the status is assigned by the pole owners and that status indicates that they are reviewing the results of their survey to determine what make-ready work, if any, is required before GONETSPEED can attach to the poles.

Houseman referenced the attachment listing the various streets and requested clarification on the status information, noting application dates ranging from April 2025 to February 2026. Ms. Mahoney explained that "Payment Received" indicates that, if there was a cost associated with the application, that the provider received the payment and that the application is moving to the next phase; "Work Order Being Written" means the pole owner is preparing work orders based on survey results to determine what modifications, relocations, or replacements may be necessary to accommodate GONETSPEED's attachments; "Sent to Phone Company" indicates that the power company has completed its review and forwarded their survey and the application to the telephone utility; "Preliminary Design" means make-ready requirements have been received and network design work is underway. Ms. Mahoney stated that she was uncertain of the meaning of the status "Assigned to MSA."

Spang noted that the proposed route crossed three sewer laterals and one water lateral and asked for clarification on the planned drilling to ensure those wouldn't be hit. Ms. Mahoney stated that the company would seek to minimize trenching due to its disruptive nature and would likely utilize directional drilling, working in coordination with the Department of Public Services and Dig Safe.

Rotondo asked whether GONETSPEED proceed with pole attachment, extension, or replacement if the Council did not approve the petition. Ms. Mahoney confirmed that GONETSPEED would proceed with the pole attachments either way.

City Solicitor Beth Oldmixon requested clarification regarding discrepancies between the application map and accompanying spreadsheet, noting that Ashton Street appeared within Application Beverly 003 on the map while the spreadsheet associated Beverly 003 with Amherst Road. Ms. Mahoney explained that the spreadsheet identifies only one representative street for each application and that each application may encompass multiple streets and hundreds of poles. Solicitor Oldmixon questioned whether Ashton Street and Amherst Road were in fact included within the same geographic area. Rotondo concurred, noting that the two streets are located in distinctly different parts of the city—one in the Bridge Street area and the other near Beverly Golf & Tennis Club—and asked whether the entire area between them was 003. Ms. Mahoney stated that she would need to review the application and provide clarification.

Solicitor Oldmixon further noted that areas 21, 17, and 47 appeared to cover portions of the East Lothrop Street and East Street area but reflected different statuses. Ms. Mahoney stated that she would need additional information regarding the meaning of "Assigned to MSA" but believed the differing statuses were the result of poles being removed from an earlier application and later resubmitted separately due to anticipated delays in make-ready work.

Houseman noted that the Council was currently considering three petitions for conduit drilling and asked whether these represented only a small portion of anticipated requests or the majority of the work needed citywide. Ms. Mahoney stated that the three petitions before the Council represented locations identified as high-cost or high-time pole replacement projects and estimated that approximately 10 to 15 in total. She noted that other pole replacement work would proceed through the standard attachment process and would not require Council action.

In response to a question regarding the overall buildout schedule, Ms. Mahoney explained that Massachusetts does not impose deadlines on pole owners for processing applications or completing make-ready work. Once approvals are obtained and work is ready to proceed, GONETSPEED typically requires only a few weeks to install fiber for a given work order.

No members of the public were in attendance to speak on the order.

At 8:20 a motion to recess the public hearing until April 21, 2026 at 7:40 PM was made and seconded. A vote was taken, and motion carried (9-0).

8:10 PM-Order #050-GONETSPEED-A petition to install and maintain underground facilities-Friend Street. (Cont. from 2-2).

President Flowers opened the hearing at 8:10 PM. Heidi Mahoney, Manager Government Affairs, spoke as representation for GONETSPEED.

Spang requested clarification regarding the application status shown on the map, noting that Friend Street appeared to be part of Pole Owner Application No. 2, which was marked as "Payment Received." She asked whether that status indicated that GONETSPEED had paid the required make-ready costs and was now awaiting the pole owners to complete the necessary work. Ms. Mahoney confirmed that this was correct.

Spang further noted that the proposed route crossed four sewer laterals and asked for confirmation that the work would be completed in the same manner as previously described and in coordination with the Engineering Department. Ms. Mahoney confirmed that it would.

Spang also noted the inclusion of handholes in the proposal and requested a description of their appearance. Ms. Mahoney explained that the handholes are typically small, approximately 12 by 12, and would be color-matched to blend with the surrounding landscape. She noted that they would be installed at the two ends of the route rather than at all three poles.

No members of the public were in attendance to speak on the order.

At 8:15 PM a motion to recess the public hearing until April 21, 2026 at 8:00 PM was made and seconded. A vote was taken, and motion carried (9-0).

A motion for a fifteen-minute recess was made and seconded. A vote was taken, and motion carried (9-0). The meeting recessed from 8:15 PM until 8:30 PM when President Flowers called the meeting back to order for the scheduled public hearing.

8:30 PM-Order #051-GONETSPEED-A petition to install and maintain underground facilities-East Street. (Cont. from 2-2).

President Flowers opened the hearing at 8:30 PM. Heidi Mahoney, Manager Government Affairs, spoke as representation for GONETSPEED.

Kent Harrop, 187 East Lothrop Street, addressed the Council expressing concerns regarding ongoing construction activity on the street. He noted that over approximately the past two years the area has experienced repeated disruptions due to National Grid work and City waterline projects, and described impacts including construction noise, dust, and reduced parking, which he stated have affected his ability to fully enjoy his property.

Houseman noted that Mr. Harrop's comments reflected broader constituent concerns regarding the duration and impact of construction activity and requested that Ms. Mahoney respond. Ms. Mahoney stated that GONETSPEED's goal is to minimize disruption to residents and to prioritize aerial installation, and that the company is willing to coordinate closely with Councilors, the Department of Public Services, City staff, and neighborhood residents.

Houseman asked Ms. Mahoney to explain directional drilling. Ms. Mahoney explained that directional drilling involves using a machine that installs conduit and fiber together in one piece approximately 24 inches underground to the next pole, minimizing the need for open trenching, with restoration typically completed within a few days. She further described a related method used for driveway crossings involving a small pit (approximately 24 inches) and a missile that would take the conduit and fiber beneath driveways. In response to a question regarding the size and noise level of the equipment, Ms. Mahoney stated she would need to follow up with additional information.

Spang noted that Application 047 included three of seven poles associated with this work order and questioned why those poles had been re-applied for when they were also included in Application 021. Ms. Mahoney explained that the poles were initially included in Application 021 but were later separated into Application 047 after being identified as requiring pole replacement and were moved into a separate application to avoid delaying the remaining poles.

Spang questioned whether there was a way to know they were pulled, noting that the poles still appeared within Application 021. Ms. Mahoney stated she would need to consult with the Licensing team for clarification. Councilor Spang also asked about the status categories ranging from 2 to 9. Ms. Mahoney confirmed that 2 represents an earlier stage and 9 the latest stage, and explained that when a project reaches 9, payment received, subsequent steps include make ready work is done followed by license received.

Solicitor Oldmixon noted that the grant of location includes Poles 2644 through 2646 within Application 021 and asked what information was used to determine that these poles required bypass. Ms. Mahoney stated that this determination was based on required pole replacements. Solicitor Oldmixon further asked whether this supporting information had been provided to the Council. Ms. Mahoney confirmed that the make-ready details were not included, and that only the original application materials had been submitted.

Houseman asked whether soil testing had been conducted. Ms. Mahoney stated that soil testing would require permits and that the Department of Public Services indicated such permits would likely be included as part of the Council petitions for approval.

Houseman also inquired about the origin point of the network. Ms. Mahoney explained that it begins at an OOLT or Point of Presence (POP) site, where network nodes are connected. She stated that the Beverly location is an outdoor site off East Lothrop Street and that GONETSPEED would coordinate with the private property owner and obtain necessary permits for installation, including a backup generator. She noted that while a site has been identified, permitting has not yet been completed. She did not have additional details on the exact location or owner of the property at the time. She further stated that POP sites are typically located on private property such as churches or businesses rather than residential properties, and that Beverly is anticipated to have one such site, though some municipalities may require more.

Spang noted that the proposed route included six gas, three sewer and one storm drain lateral crossings. Ms. Mahoney confirmed that the same construction approach would be used as previously described, including working with Dig Safe to avoid impacts to existing utilities.

David Mahood, 191 Lothrop Street, addressed the Council seeking clarification regarding the process of leasing space on utility poles from owners such as National Grid or Verizon and whether this process is often contentious. Ms. Mahoney explained that pole owners are required to allow attachment to the poles but can determine specific attachment requirements through the make-ready review process. She noted that GONETSPEED maintains good working relationships with pole owners and operates in nine states-soon to be eleven states.

At 8:55 PM a motion to recess the public hearing until April 21, 2026 at 8:10 PM was made and seconded. A vote was taken, and motion carried (9-0).

Reports of Committees:

Finance and Property:

Order #086-A grant for \$1,300 from the Commonwealth of Massachusetts MED-Project Drug Stewardship Program to be utilized for costs to manage Medication Collection receptacle at the Police Station.

President Flowers put the question of acceptance of the proposal and adoption of the order as recommended by the subcommittee. A motion was made and seconded. A vote was taken, and the motion carried (9-0).

Order #088-An FY2026 Inter Departmental Transfer request of \$241,250 from the Reserve for union negotiations to fund retroactive costs back to July 1, 2024.

A motion to set a public hearing for March 16, 2026, at 7:45 PM as recommended by the subcommittee was made and seconded. A vote was taken, and motion carried (9-0).

Legal Affairs:

Order #043-A proposal to create a temporary Special Committee to explore options for addressing the looming 2027 forecasted budget deficit.

President Flowers put the question of acceptance of the proposal and adoption of the order as recommended by the subcommittee. A motion was made and seconded. A vote was taken, and the motion carried (9-0).

Order #087-Request for approval of a 3-year Mechanic Garage Space Lease with 51 Park Street LLC.

President Flowers put the question of acceptance of the proposal and adoption of the order as recommended by the subcommittee. A motion was made and seconded. A vote was taken, and the motion carried (9-0).

Order #090-City Clerk-A renewal application for a Pawnbrokers License for Nyan Group, Inc. d/b/a Cashpoint, 77 Bridge Street.

President Flowers put the question of acceptance of the proposal and adoption of the order as recommended by the subcommittee. A motion was made and seconded. A vote was taken, and the motion carried (9-0).

Order #091-City Clerk-A renewal application for a Second hand Dealers License for Nyan Group, Inc. d/b/a Cashpoint, 77 Bridge Street.

President Flowers put the question of acceptance of the proposal and adoption of the order as recommended by the subcommittee. A motion was made and seconded. A vote was taken, and the motion carried (9-0).

Order #092-City Clerk- 2026 Renewals for Flammable Registrations.

President Flowers put the question of acceptance of the proposal and adoption of the order as recommended by the subcommittee. A motion was made and seconded. A vote was taken, and the motion carried (9-0).

Public Services:

Order #068-Reappointment for Jan Pierce, 1 Neptune Court, to serve on the Veterans' Advisory Committee.

President Flowers put the question of acceptance of the proposal and adoption of the order as recommended by the subcommittee. A motion was made and seconded. A vote was taken, and the motion carried (9-0).

Order #069-Reappointment for John Curry, 9 Holding Street, to serve on the Veterans' Advisory Committee.

President Flowers put the question of acceptance of the proposal and adoption of the order as recommended by the subcommittee. A motion was made and seconded. A vote was taken, and the motion carried (9-0).

Order #070-Reappointment for Nicholas Parianos, 19 Puritan Road, to serve on the Veterans' Advisory Committee. President Flowers put the question of acceptance of the proposal and adoption of the order as recommended by the subcommittee. A motion was made and seconded. A vote was taken, and the motion carried (9-0).

Order #071-Reappointment for Kevin M. Gannon, 15 Everett Street, to serve on the Veterans' Advisory Committee. President Flowers put the question of acceptance of the proposal and adoption of the order as recommended by the subcommittee. A motion was made and seconded. A vote was taken, and the motion carried (9-0).

Order #072-Reappointment for Commissioner Michael P. Collins to serve on the Parking and Traffic Commission. President Flowers put the question of acceptance of the proposal and adoption of the order as recommended by the subcommittee. A motion was made and seconded. A vote was taken, and the motion carried (9-0).

A motion for a twelve-minute recess was made and seconded. A vote was taken, and motion carried (9-0). The meeting recessed from 7:38 PM until 7:50 PM when President Flowers called the meeting back to order for the scheduled public hearing.

Spang announced that she and Houseman would be hosting a National Grid Citizens Advisory Committee meeting on Thursday, March 5, at 5:00 PM. The meeting will be held virtually.

Rotondo upcoming registration deadline of 4:00 p.m. on March 3 for Trivia in the Round, scheduled to take place on March 7 at the North Shore Music Theatre. He noted that the event is part of Beverly's 400th celebrations.

A motion to adjourn was made and seconded. A vote was taken, and motion carried (9-0). The meeting adjourned at 8:53 PM.

Kathleen M. Feldman, Chair
Julie R. Flowers
Scott D. Houseman

CITY OF BEVERLY
RECEIVED AND RECORDED
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Finance and Property / Committee of the Whole Meeting Minutes
Monday, March 2, 2026, 7:00 PM
Within the Confines of the City Council Meeting
Council Chambers, 3rd Floor, Beverly City Hall, 191 Cabot Street

2026 JUN -9 A 8:32

Feldman called the meeting to order at 7:12 PM.
Members present: Feldman, Flowers, Houseman
Members absent: None
Also present: None

Order Number	Date to Committee	Description	Action Taken
#086	03/02/2026	A grant for \$1,300 from the Commonwealth of Massachusetts MED-Project Drug Stewardship Program to be utilized for costs to manage Medication Collection receptacle at the Police Station.	Recommend the Council to approve (3-0).
#088	03/02/2026	An FY2026 Inter Departmental Transfer request of \$241,250 from the Reserve for union negotiations to fund retroactive costs back to July 1, 2024.	Recommend the Council to set a public hearing for March 16, 2026, at 7:45 PM (3-0).

A motion to adjourn the Committee on Finance and Property was made and seconded. A vote was taken, and motion carried (3-0). The meeting adjourned at 7:14 PM.

Todd C. Rotondo, Chair
 Matthew J. St. Hilaire
 Steven M. Crowley

CITY OF BEVERLY
 RECEIVED AND RECORDED
 CITY CLERKS OFFICE

Legal Affairs / Committee of the Whole Meeting Minutes
 Monday, March 2, 2026, 7:00 PM
 Within the Confines of the City Council Meeting
 City Council Chambers, 3rd Floor, Beverly City Hall, 191 Cabot Street

2026 JUN -9 A 8:32

Rotondo called the meeting to order at 7:12 PM.
 Members present: Rotondo, St. Hilaire, Crowley
 Members absent: None
 Also present: None

Order Number	Date to Committee	Description	Action Taken
#043	01/20/2026	A proposal to create a temporary Special Committee to explore options for addressing the looming 2027 forecasted budget deficit.	Recommend the Council to approve (3-0).
#058	02/02/2026	Assistant Solicitor Jesse Dole-Proposed amendments to Chapter 117-Animals.	Hold
#074	02/17/2026	Councilor Houseman-Motion to reconsider the vote taken at our February 2, 2026, meeting on Order #058.	Hold
#087	03/02/2026	Request for approval of a 3-year Mechanic Garage Space Lease with 51 Park Street LLC.	Recommend the Council to approve (3-0).
#090	03/02/2026	City Clerk-A renewal application for a Pawnbrokers License for Nyan Group, Inc. d/b/a Cashpoint, 77 Bridge Street.	Recommend the Council to approve (3-0).
#091	03/02/2026	City Clerk-A renewal application for a Second hand Dealers License for Nyan Group, Inc. d/b/a Cashpoint, 77 Bridge Street.	Recommend the Council to approve (3-0).
#092	03/02/2026	City Clerk-2026 Renewals for Flammable Registrations.	Recommend the Council to approve (3-0).

A motion to adjourn the Committee on Legal Affairs was made and seconded. A vote was taken, and motion carried (3-0). The meeting adjourned at 7:14 PM.

Danielle M. Spang, Chair
 John J. Mullady
 Keith A. Sonia

**Public Services /Committee of the Whole Meeting Minutes
 Within the Confines of the City Council Meeting
 Monday, March 2, 2026, 7:00 PM
 Beverly City Hall, 3rd Floor, 191 Cabot Street**

CITY OF BEVERLY
 RECEIVED AND RECORDED
 CITY CLERKS OFFICE
 2026 MAR -3 P 2:12

Order Number	Date to Committee	Description	Action Taken
#040	1/20/2026	Public Services Committee Priorities	Set a P/S Committee Meeting 3-16-26 at 6PM
#068	2/17/2026	Reappointment for Jan Pierce, 1 Neptune Court, to serve on the Veterans' Advisory Committee.	A 3-0
#069	2/17/2026	Reappointment for John Curry, 9 Holding Street, to serve on the Veterans' Advisory Committee.	A 3-0
#070	2/17/2026	Reappointment for Nicholas Parianos, 19 Puritan Road, to serve on the Veterans' Advisory Committee.	A 3-0
#071	2/17/2026	Reappointment for Kevin M. Gannon, 15 Everett Street to serve on the Veterans' Advisory Committee.	A 3-0
#072	2/17/2026	Reappointment for Commissioner Michael P. Collins to serve on the Parking and Traffic Commission	A 3-0

Chair Spang called the meeting to order at 7:12 PM. All Committee members were present.

A discussion to set a Public Services Committee Meeting on March 16th at 6PM in Conference Room A for Order #040. All agreed they are available.

Meeting Adjourned at 7:15 PM.



**CITY of BEVERLY
OFFICE of THE MAYOR**

*191 Cabot Street
Beverly, Massachusetts 01915
Phone (978) 921-6000
Fax (978) 922-0285*

NO. 165

CITY OF BEVERLY
RECEIVED AND RECORDED
CITY CLERKS OFFICE

2026 JUN 11 A 10:41

Mayor

Michael P. Cabill

Chief of Staff and Sustainability

Julia Q. Long

Executive Secretary

Martha A. Lewis

June 15, 2026

The Honorable City Council
City Hall
Beverly, MA 01915

Dear Honorable City Council:

Attached please find for your consideration a joint Proclamation recognizing The Bernard M. Gordon Foundation for its extraordinary generosity and support of Beverly High School's Robotics Program.

We hope you will join us in extending our sincere gratitude to The Bernard M. Gordon Foundation and its trustees for their commitment to education and to the young people of Beverly.

Respectfully,

Michael P. Cahill, Mayor

Julie R. Flowers, President,
Councilor At Large

PROCLAMATION

Whereas: The Bernard M. Gordon Foundation has demonstrated a commitment to advancing science, technology, engineering, and mathematics education throughout Beverly's student community; and

Whereas: Following the success of Beverly High School's Robotics Program, The Bernard M. Gordon Foundation recognized the potential of Beverly students and chose to invest in their future through a series of grants and donations totaling \$70,000; and

Whereas: These generous contributions have provided critical support for robotics programming, hands-on engineering experiences, and expanded educational opportunities that will benefit Beverly High School students for years to come; and

Whereas: The Foundation's investment reflects a belief in the talents and abilities of Beverly's young people and strengthens the City's ongoing efforts to prepare students for success in higher education, skilled trades, and emerging industries; and

Whereas: The City of Beverly is grateful for community partners whose vision and philanthropy create meaningful opportunities for our students and contribute to the continued success of our public schools;

Now therefore, on behalf of the citizens of the City, on this 15th day of June, 2026, it is our distinct honor to recognize and express gratitude to The Bernard M. Gordon Foundation for its outstanding support of Beverly High School Robotics and its commitment to educational excellence and student achievement.

In honor of this occasion, we, Michael P. Cahill, Mayor of the City of Beverly, and Julie R. Flowers, President of the Beverly City Council, together with our esteemed colleagues on the Beverly City Council, do hereby declare June 15, 2026 as The Bernard M. Gordon Foundation Day in the City of Beverly.



Michael P. Cahill, Mayor



Julie R. Flowers, President,
Councilor At Large

John J. Mullady, Councilor at Large

Keith A. Sonia, Councilor at Large

Todd C. Rotondo, City Councilor Ward 1

Danielle M. Spang, City Councilor Ward 2

Steven M. Crowley, City Councilor Ward 3

Scott D. Houseman, City Councilor Ward 4

Kathleen M. Feldman, City Councilor Ward 5

Matthew J. St. Hilaire, Vice President,
City Councilor Ward 6



CITY of BEVERLY
OFFICE of THE MAYOR

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Beverly, Massachusetts 01915
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2026 JUN 11 A 10:41

Mayor

Michael P. Cahill

Chief of Staff & Sustainability

Julia Long

Executive Secretary

Martha A. Lewis

June 10, 2026

The Honorable City Council
City Hall
Beverly, MA 01915

Dear Honorable City Council:

As you are all aware, the City takes in fees related to street openings to mitigate the cost of resurfacing City streets and sidewalks. The fees are collected through a road resurfacing account and cannot be spent without specific Council action to transfer funds into the city paving account. I am requesting the City Council approve a transfer of \$1,500,000, the vast majority of which was collected due to the utility work performed by National Grid relating to the 115KV project. These funds will be utilized to resurface the remainder of the route of the utility work along with the recent work on Lothrop Street. I am requesting that the City Council approve a fund transfer of \$1,500,000 from the Road Resurfacing account (fund 056) into the road and sidewalk capital account (Fund 581) to pay for this resurfacing work.

This fund transfer will require a public hearing prior to final action by the City Council. Please initiate action on this request at your upcoming City Council.

Sincerely yours,

Michael P. Cahill
Mayor



**CITY of BEVERLY
OFFICE of THE MAYOR**

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2026 JUN 11 A 10:41

Mayor

Michael P. Cahill

Chief of Staff & Sustainability

Julia Long

Executive Secretary

Martha A. Lewis

June 9, 2026

The Honorable City Council
Beverly City Hall
Beverly, MA 01915

Dear Honorable City Council:

I respectfully request a transfer of \$45,000 of the City's certified free cash balance to cover supplemental MEPA permitting work for the Lynch Park Climate Resiliency project. We look forward to discussing this at an upcoming public hearing which is required prior to any final City Council action.

Please initiate action at your next City Council meeting by scheduling a public hearing.

Sincerely yours,

Michael P. Cahill
Mayor

cc: Ibrahim Lopez-Hernandez, Associate Sustainability Director



**CITY of BEVERLY
OFFICE of THE MAYOR**

191 Cabot Street
Beverly, Massachusetts 01915
Phone (978) 921-6000

CITY OF BEVERLY
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CITY CLERKS OFFICE

2026 JUN 11 A 10:41

*Mayor
Michael P. Cahill*

*Chief of Staff & Sustainability
Julia Long*

*Executive Secretary
Martha A. Lewis*

June 2, 2026

The Honorable City Council
Beverly City Hall
Beverly, MA 01915

Re: \$100,000 Cummings Foundation Grant-Beverly Police Dept. Wellness & Resilience Program

Dear Honorable City Council:

I am pleased to inform you that the City of Beverly was awarded a \$100,000 grant from the Cummings Foundation. This grant will be disbursed evenly across a three-year grant period.

Grant funding will support programs, training, and resources to enhance department wide wellness, resilience, mental health, and overall well-being within the Beverly Police Department. This new program will be co-coordinated by Lieutenant Mark Panjwani and Officer Ted Lane. The Beverly Police Department recognizes that the well-being of officers, dispatchers, civilian staff, and their families is directly connected to the strength, safety, and effectiveness of our agency and our service to the community.

Massachusetts General Law Chapter 44 Section 53A requires both City Council and Mayoral approval before any grant, donation, earmark or gift to the City can be expended for their prescribed purpose. I therefore request the City Council approve this grant by acting on this matter at your upcoming meeting. Thank you.

Sincerely yours,

Michael P. Cahill
Mayor

cc: Catherine Barrett, Director of Grants
John G. LeLacheur, Chief of Police



**CITY of BEVERLY
OFFICE of THE MAYOR**

*191 Cabot Street
Beverly, Massachusetts 01915
Phone (978) 921-6000*

NO. 169

CITY OF BEVERLY
RECEIVED AND RECORDED
CITY CLERKS OFFICE
2026 JUN 11 A 10:41

Mayor

Michael P. Cahill

Chief of Staff & Sustainability

Julia Long

Executive Secretary

Martha A. Lewis

June 10, 2026

The Honorable City Council
Beverly City Hall
Beverly, MA 01915

Dear Honorable City Council:

I am pleased to inform you that the City of Beverly was awarded a \$156,000 Massachusetts Department of Mental Health (DMH) grant to continue funding the Northeast Essex County Training and Technical Assistance Center (TTAC) - Crisis Intervention Training (CIT) Program at the Beverly Police Department.

The Essex County TTAC (Training and Technical Assistance Center) provides trauma response training (Crisis Intervention Training "CIT") to police officers in the Essex County area of Massachusetts with a goal of improved services in responding to citizens with behavioral health challenges. Additionally, the Northeast Essex County TTAC – CIT Program provides police departments with tools to implement critical response protocols, in-house clinical response, and assist in identifying and developing relationships with community-based behavioral health agencies.

Massachusetts General Law Chapter 44 Section 53A requires both City Council and Mayoral approval before any grant, donation, earmark, or gift to the City can be expended for their prescribed purpose. I therefore request the City Council approve this grant by acting on this matter at your upcoming meeting. Thank you.

Sincerely yours,

Michael P. Cahill
Mayor

cc: Catherine Barrett, Director of Grants
John G. LeLacheur, Chief of Police



**CITY of BEVERLY
OFFICE of THE MAYOR**

*191 Cabot Street
Beverly, Massachusetts 01915
Phone (978) 921-6000*

NO. 170

CITY OF BEVERLY
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CITY CLERKS OFFICE

2026 JUN 11 A 10:41

Mayor

Michael P. Cahill

Chief of Staff & Sustainability

Julia Long

Executive Secretary

Martha A. Lewis
June 10, 2026

The Honorable City Council
Beverly City Hall
Beverly, MA 01915

Dear Honorable City Council:

I am pleased to inform you that the City of Beverly was awarded a \$248,478 Massachusetts Department of Mental Health (DMH) Jail Arrest Diversion (JAD) Program Grant for fiscal year 2027 to continue funding two co responder clinicians. The successful JAD program is currently in its eighth year.

Specifically, this grant funding will be used to fund the two co-responder clinician positions that assist police staff on calls for individuals who need mental health and/or substance use supports. The Jail Arrest Diversion Program Grant is a regional collaborative effort between the Beverly, Essex, Gloucester, Ipswich, Manchester and Rockport Police Departments.

Massachusetts General Law Chapter 44 Section 53A requires both City Council and Mayoral approval before any grant, donation, earmark or gift to the City can be expended for their prescribed purpose. I therefore request the City Council approve this grant by acting on this matter at your upcoming meeting. Thank you.

Sincerely yours,

Michael P. Cahill
Mayor

cc: Catherine Barrett, Director of Grants
John G. LeLacheur, Chief of Police



**CITY of BEVERLY
OFFICE of THE MAYOR**

*191 Cabot Street
Beverly, Massachusetts 01915
Phone (978) 921-6000*

NO. 171

CITY OF BEVERLY
RECEIVED AND RECORDED
CITY CLERKS OFFICE

2026 JUN 11 A 10:41

Mayor

Michael P. Cahill

Chief of Staff & Sustainability

Julia Long

Executive Secretary

Martha A. Lewis

June 5, 2026

Beverly City Council
City Hall
191 Cabot Street
Beverly, MA 01915

Dear Honorable City Council:

I am pleased to inform you that the City of Beverly received a donation from Keller Williams Realty Evolution based in Beverly valued at \$2,000. This donation will be used by our Veteran's Department. The donation is support bags which contain personal hygiene items, apparel, and other daily use items for veterans. We thank Keller Williams for supporting our veteran community members.

Massachusetts General Law Chapter 44 Section 53A requires both City Council and Mayoral approval before any grants, earmarks, donations or gifts to the City can be expended for their prescribed purpose. I therefore request the City Council approve this donation by acting on this matter at your upcoming meeting. Thank you.

Sincerely yours,

Michael P. Cahill
Mayor

cc: Catherine Barrett, Director of Grants
Bruce Doig, Commissioner of Parks and Recreation
David Perinchief, Veteran's Director



**CITY of BEVERLY
OFFICE of THE MAYOR**

*191 Cabot Street
Beverly, Massachusetts 01915
Phone (978) 921-6000*

13. 172

CITY OF BEVERLY
RECEIVED AND RECORDED
CITY CLERKS OFFICE

2026 JUN 11 A 10:41

Mayor

Michael P. Cahill

Chief of Staff & Sustainability

Julia Long

Executive Secretary

Martha A. Lewis

June 4, 2026

Beverly City Council
City Hall
191 Cabot Street
Beverly, MA 01915

Dear Honorable City Council:

I am pleased to inform you that the City of Beverly received a \$50 donation of pastries from What's Brewin' Café in Beverly. These pastries were distributed to residents in veteran's housing. Thank you to What's Brewin' Café for supporting our veterans' community.

Massachusetts General Law Chapter 44 Section 53A requires both City Council and Mayoral approval before any grants, earmarks, donations or gifts to the City can be expended for their prescribed purpose. I therefore request the City Council approve this donation by acting on this matter at your upcoming meeting. Thank you.

Sincerely yours,

Michael P. Cahill
Mayor

cc: Catherine Barrett, Director of Grants
Bruce Doig, Commissioner of Parks and Recreation
David Perinchief, Veteran's Director



CITY of BEVERLY
OFFICE of THE MAYOR
191 Cabot Street
Beverly, Massachusetts 01915
Phone (978) 921-6000
Fax (978) 922-0285

173

CITY OF BEVERLY
RECEIVED AND RECORDED
CITY CLERKS OFFICE

2026 JUN 11 A 10:41

Mayor
Michael P. Cahill
Chief of Staff
Joscelyn Ruelle-Kersker
Executive Secretary
Martha A. Lewis

MAYOR MICHAEL CAHILL'S NOTICE OF APPOINTMENT TO CITY OFFICE
UNDER CITY CHARTER SECTION 3-3

TO: Honorable City Council

DATE: 6/9/26

Name of appointee: Christine Bertoni

Address of appointee: 62 Hart Street, Beverly

Email of appointee: cebertoni@comcast.net

City office to be held: Conservation Commission

Term effective until: 6/30/29

This is a reappointment. **yes**

Additional information if necessary

Please see the attached statement of interest.

I respectfully request you review this appointment in accordance with section 2-10 of the City Charter. Thank you for your consideration.



**CITY of BEVERLY
OFFICE of THE MAYOR**

*191 Cabot Street
Beverly, Massachusetts 01915
Phone (978) 921-6000
Fax (978) 922-0285*

CITY OF BEVERLY
RECEIVED AND RECORDED
CITY CLERKS OFFICE

2026 JUN 11 A 10:41

Mayor

Michael P. Cahill

Chief of Staff

Joscelyn Ruelle-Kersker

Executive Secretary

Martha A. Lewis

**MAYOR MICHAEL CAHILL'S NOTICE OF APPOINTMENT TO CITY OFFICE
UNDER CITY CHARTER SECTION 3-3**

TO: Honorable City Council

DATE: 6/9/26

Name of appointee: Joanne Miller

Address of appointee: 742R Hale Street

Email of appointee: joannecmiller@gmail.com

City office to be held: Conservation Commission

Term effective until: 6/30/29

This is a reappointment. no

Additional information if necessary

I respectfully ask that the City Council waive the registered voter requirement, as Ms. Miller holds a "Green Card" which does not entitle her to vote.

Please see the attached statement of interest.

I respectfully request you review this appointment in accordance with section 2-10 of the City Charter. Thank you for your consideration.



11.174

Martha Lewis <mlewis@beverlyma.gov>

Online Form Submittal: Apply for a Board or Commission

1 message

noreply@civicplus.com <noreply@civicplus.com>

Wed, May 13, 2026 at 11:20 AM

Reply-To: noreply@civicplus.com

To: mlewis@beverlyma.gov, mayorcahill@beverlyma.gov, jruelle@beverlyma.gov

Apply for a Board or Commission

Name	Joanne Miller
Email Address	joannecmiller@gmail.com
Address	742R Hale Street
City	Beverly
Phone Number	6174478250
What Board or Commission are you applying for?	Any Relevant Board or Commission
Why are you interested in this position?	I'm semi-retired and feel like it's time to give back. I have an MBA and have years of experience in corporate professional environments. I've been a member of a few local Boards and have volunteered with many local charities.
Please attach your resume.	Joanne Miller Board Resume.pdf

Email not displaying correctly? [View it in your browser.](#)

Joanne Miller

Objective

Apply my leadership and problem-solving experience to support community-focused organizations in delivering meaningful, people-centered outcomes. I aim to bring a thoughtful, business-oriented approach that strengthens and improves the experiences of those they serve.

Recent Experience

2024 - 2026

Career Coach *MIT, Sloan Business School*

Coach and support MBA students in the pursuit of their post-graduation careers

2014 - 2023

Sr. Manager, Executive Talent Advisory *McKinsey & Co.*

Developed a pipeline of candidates for executive and Board-level talent searches at clients and other leading organizations. Provided confidential coaching and career transition support to executive alumni, departing Partners and other execs referred to the network.

2007 - 2014

Lead Recruiter *Autodesk*

Developed recruiting strategies to attract, recruit and cultivate distinctive, specialized, and creative senior candidates for this global tech company.

Education

MBA

Concordia University

BA, Economics

Western University

Skills

- Problem Solving
- Communication
- Collaboration
- Organizational
- Resourcefulness

Interests

I enjoy spending time with family, engaging in outdoor activities and challenging myself to learn new things.

Contact

742R Hale Street
Beverly, MA 01915
(617) 447-8250
joannecmiller@gmail.com



**CITY of BEVERLY
OFFICE of THE MAYOR**

*191 Cabot Street
Beverly, Massachusetts 01915
Phone (978) 921-6000*

NO. 175

CITY OF BEVERLY
RECEIVED AND RECORDED
CITY CLERKS OFFICE

2026 JUN 11 A 11:28

Mayor

Michael P. Cahill

Chief of Staff & Sustainability

Julia Long

Executive Secretary

Martha A. Lewis

June 10, 2026

The Honorable City Council
Beverly City Hall
Beverly, MA 01915

Dear Honorable City Council:

I am pleased to inform you that the City of Beverly has been awarded a \$499,974 Complete Streets Grant from the Massachusetts Department of Transportation (MassDOT). This grant will allow the City to make the next phase of improvements to Cabot Street from Pond Street to West Dane/Dane Street. This grant will supplement City funds to support reconstruction of the street to include traffic calming measures such as curb extensions, mid-block crossings, additional street trees, and reconstructed sidewalks to ADA standards. In addition, National Grid will be performing needed gas line replacements in early 2027, then the roadway infrastructure project will commence.

Massachusetts General Law Chapter 44 Section 53A requires both City Council and Mayoral approval before any grant, earmark, donation, or gift to the City can be expended for their prescribed purpose. I therefore request the City Council approve this grant by acting on this matter at your upcoming meeting. Thank you.

Sincerely yours,

Michael P. Cahill
Mayor

cc: Catherine Barrett, Director of Grants
Lisa Chandler, City Engineer
Michael P. Collins, Commissioner of Public Services and Engineering



City of Beverly

CITY COUNCIL

COUNCILOR-AT-LARGE
JULIE R. FLOWERS,
COUNCIL PRESIDENT
JOHN J. MULLADY
KEITH A. SONIA

WARD COUNCILORS
WARD 1 TODD C. ROTONDO
WARD 2 DANIELLE M. SPANG
WARD 3 STEVEN M. CROWLEY
WARD 4 SCOTT D. HOUSEMAN
WARD 5 KATHLEEN M. FELDMAN
WARD 6 MATTHEW J. ST. HILAIRE
COUNCIL VICE PRESIDENT

June 10, 2026

Honorable City Council
City Council Chambers
Beverly City Hall
191 Cabot Street
Beverly, MA 01915

Dear Honorable Council:

I hereby appoint, subject to your review and recommendation, the following resident representatives and School Committee member representatives to serve on the Special Committee on Deficit Reduction pursuant to City Council Order 2026-43:

- Kaarin Robinson, School Committee Member, Ward 5
- Madeline Lennox, School Committee Member, Ward 2
- Lydia Ames, 24 Pearl Street Extension
- Christine DePalma, 27 Chase Street
- Dan Hughes, 34 MacArthur Road
- Mark Munoz, 3 Bancroft Avenue

As the Councilors who originally proposed and filed the Order calling for the creation of this Special Committee, I further appoint Ward 5 City Councilor Kathleen Feldman (Chair) and At-Large Councilor John Mullady as City Council representatives to the Committee.

Bryant Ayles, the City's Finance Director, will be available to the Committee for consultation and/or to attend meetings of the Committee as invited by the Special Committee Chair.

I would ask that Councilors Feldman and Mullady keep the Council regularly informed and updated on the work in which the Special Committee on Deficit Reduction is engaged.

Respectfully,

Julie R. Flowers
City Council President
City Councilor At-Large

2026 JUN 11 A 10:49
CITY OF BEVERLY
RECEIVED AND RECORDED
CITY CLERK'S OFFICE

Lydia Ames
24 Pearl Street Extension
Beverly, MA 01915
(978) 578-6417

Dear Members of the Selection Committee,

I am writing to express my interest in serving on the special committee established to explore deficit reduction measures. As a longtime educator in the Beverly Public Schools and an active member of the Beverly Teachers Association, I believe I can contribute a thoughtful, collaborative, and student-centered perspective to this important work.

Over the past nineteen years as a Spanish teacher at Beverly Middle School, I have worked closely with students, families, educators, and administrators to support strong educational outcomes while navigating the practical challenges facing public schools. Through my leadership experience as Lead Organizer for the Beverly Teachers Association, I have also gained valuable experience in communication, problem-solving, advocacy, and collaborative decision-making.

I understand the seriousness of the financial challenges facing the city and the importance of approaching deficit reduction measures with transparency, creativity, and a commitment to preserving the quality of life for all Beverly residents. I would welcome the opportunity to participate in constructive discussions that consider both fiscal responsibility and the long-term needs of our community.

In addition to my professional experience, my volunteer work teaching citizenship classes for immigrant adults has strengthened my belief in public service, community engagement, and inclusive decision-making.

Thank you for considering my interest in serving on this committee. I would be honored to contribute to this process and support the city in identifying thoughtful and sustainable solutions.

Sincerely,

Lydia Ames

Lydia Ames

24 Pearl Street Extension • Beverly, MA 01915 • (978) 578-6417

Professional Summary

Dedicated and experienced Spanish teacher with nearly 20 years of classroom instruction experience at the middle school level. Skilled in curriculum development, student engagement, classroom management, and fostering inclusive learning environments. Strong leadership background through educator advocacy, community organizing, and volunteer instruction. Passionate about language education and helping students build confidence in communication and cultural understanding.

Professional Experience

Spanish Teacher

Beverly Middle School — Beverly, MA
2006 – Present

- Teach Spanish language courses to middle school students across varying skill levels
- Develop engaging lesson plans aligned with curriculum standards
- Foster positive classroom environments that encourage participation and language development
- Assess student progress through assignments, projects, presentations, and testing
- Collaborate with faculty, parents, and administrators to support student success
- Incorporate cultural education and interactive activities into daily instruction
- Utilize classroom technology and educational tools to enhance learning

Leadership Experience

Lead Organizer

Beverly Teachers Association

- Coordinate educator outreach and member engagement initiatives
- Support collaboration between teachers, staff, and school leadership
- Advocate for educators and student-centered school improvements
- Assist with organizing meetings, communications, and community events

Volunteer Experience

Citizenship Class Instructor

Open Door Immigration Services
2016 – 2024

- Taught citizenship preparation classes for adult immigrants pursuing U.S. citizenship
- Assisted students with civics education, interview preparation, and language development
- Created supportive and inclusive learning environments for adult learners from diverse backgrounds
- Encouraged student confidence and participation through personalized instruction

Education

Gordon College

2001 – 2005

Skills

- Spanish Language Instruction
- Classroom Management
- Curriculum Development
- Educational Leadership
- Student Engagement
- Adult Education
- Lesson Planning
- Educational Technology
- Public Speaking
- Communication Skills
- Team Collaboration

CHRISTINE A. DEPALMA

Beverly, MA • (617) 939-6906 • cdepa81@gmail.com • [Linkedin.com/in/christinedepalma](https://www.linkedin.com/in/christinedepalma)

May 3, 2026

Dear Lisa,

11.176

I am writing to express my interest in the Special Committee to Explore Budget Reduction Measures. Enclosed, you will find my resume, reflecting substantial experience in project management, operations management, and stakeholder engagement.

Based on what I have read online about this Special Committee, I believe I can offer the following skills:

- Data analysis and financial literacy
- Policy research and synthesis
- Critical thinking and trade-off evaluation
- Stakeholder engagement and empathy
- Communication
- Project management and organization
- The perspective of a Beverly resident and homeowner (I have lived in Beverly since 2017 and own a single family house in the Downtown neighborhood)

I work a full time job and would be available for in person or virtual meetings in the evenings any time after 5:00pm.

Thank you in advance for your time and consideration.

Sincerely,

Christine A. DePalma

Christine A. DePalma

27 Chase Street | Beverly, MA 01915

617-939-6906 | cdepa81@gmail.com

Profile

Collaborative, analytical, and accomplished project management professional with extensive experience driving strategic and capital projects as well as change management initiatives. Trusted advisor, facilitator, and executor for senior leaders. Adept at identifying needs, opportunities, constraints, risks, and ways to engage teams and stakeholders. Effective, empathetic, inclusive, and approachable people and team manager able to motivate employees, consultants, and partners. Passionate about life-long learning and helping others.

Experience

Director of Capital Project Management Salem State University

January 2026 – Present

- Oversees a \$5M annual capital program supporting academic, research, residential, and infrastructure projects
- Aligns capital planning with institutional priorities, state system requirements, and enrollment growth, ensuring effective use of public funds.
- Leads end-to-end delivery of projects (classrooms, labs, decarbonization), minimizing disruption to ongoing campus operations.
- Manages large capital projects including new construction, additions and renovations, and sustainability projects in collaboration with DCAMM
- Collaborates with senior leadership, faculty committees, and state agencies to secure approvals, funding, and stakeholder alignment.
- Oversees external architects, engineers, and contractors, negotiating contracts and controlling costs, schedules, and scope.
- Develops campus standards and capital project delivery processes

Associate Director EMD Sero

September 2023 – December 2025

- Manages strategic projects for the company including real estate planning; capital projects and capital equipment planning and execution; lab automation; and change management initiatives such as campus visioning, workplace planning, and digitization
- Reviews current business practices, determines opportunities to communicate and simplify, and makes recommendations for enhancements and improvements
- Advises campus head on operational matters impacting science and workplace culture
- Develops, contributes to, and evaluates strategic and operational ideas and options for the campus
- Manages purchasing and contract management team for department and research units
- Moves easily between big picture thinking and managing the operational and day to day details
- Writes scopes of work, job descriptions, and MOUs
- Serves as campus business continuity plan manager

Senior Project Manager
EMD Serono

July 2019 – September 2023

NO. 17

- Manages site wide and global projects including planning, design, and construction; lab startup and decommissioning
- Strengthened the company's capital project program through establishment of project delivery process and project controls
- Manages project management, data analytics, lab asset, and employee engagement staff
- Contributed to the project management of an \$80M R+D building focusing on procurement and execution of key packages including lab casework, IT network, security and audiovisual, food service equipment, sustainability and wellness; and landscaping and irrigation
- Advises global teams on the benefits of WELL and LEED certified buildings and evaluated and implemented WELL strategies for new R+D building
- Manages architects, contractors, owner's project managers, and other miscellaneous consultants

Senior Project Manager
LeftField Project Management

February 2018 – July 2019

- Managed all phases of the capital project development process including planning, design, bidding, construction, and occupancy
- Managed the overall budget, schedule, and quality of the projects
- Managed staff including project managers, assistant project managers and clerks of the works
- Developed and maintained positive business relationships with project team members including clients, end users, architects, contractors, and vendors
- Managed the project team selection and procurement process; negotiated fees and contracts
- Contributed to business development, company operations, and marketing efforts

Project Manager
Northeastern University/Pinck and Co.

June 2014 – July 2018

- Managed multiple projects simultaneously from planning and design through construction completion and closeout. Projects ranged in size from \$250K to \$10M.
- Specialized in the management of complex renovation programs within occupied academic, research, and administrative buildings
- Developed recommendations for improving new faculty hire facility planning processes including identifying and assigning lab space, overall assessment and budget planning, and design and construction execution strategies
- Developed budgets, schedules, procurement strategies, abutter management and project communication plans
- Prepared requests for proposals and invitations for bids and analyzed and leveled responses
- Managed project support staff including assistant project managers, project administrators, interns, move managers, and clerks of the works

Assistant Project Manager
Joslin, Lesser + Associates

February 2013 – May 2014 (Company was sold)

- Served as owner's project manager to municipalities and K-12 school districts on new capital projects (\$60 million +)

- Evaluated the feasibility of project options
- Developed and managed project work plans, budgets, and schedules
- Worked closely with district superintendents and educators on educational programming efforts, developed statements of interest, and provided advice and administrative support to School Building Committees as well as district and town officials

Assistant Campus Planner

University of Massachusetts Boston

October 2009 – February 2013

- Analyzed, studied, and evaluated options and strategies for solving complex planning issues driven by UMass Boston's 25-year physical Master Plan
- Served as project planner for large-scale multimillion capital projects through the planning, programming, and schematic design phases.
- Facilitated internal and external meetings (such as public, civic, and neighborhood association meetings) to collect input and feedback on the development of projects
- Wrote formal and technical reports, working papers, requests for proposals, and design guidelines and standards
- Participated in the preparation and administration of the office's budget and monitored and controlled expenditures

Associate Director (hired as Program Manager and promoted to Associate Director within one year)

Venture Development Center

University of Massachusetts Boston

October 2007 – October 2009

- Recruited to build the center's program and oversee all aspects of the center's operations
- Served as assistant construction project manager while the center was designed and constructed (total project cost: \$8 million)
- Successfully directed the administrative and regulatory activities in the management of a federal grant award (agency: Economic Development Administration) for construction totaling \$1.5 million

Communications Coordinator

Office of the Provost and Senior Vice Chancellor for Academic Affairs

University of Massachusetts Boston

March 2005 – October 2007

- Recruited to manage all aspects of communications and special projects for the provost and senior vice chancellor for academic affairs
- Assisted in the development of a \$10 million grant application that was funded by the Massachusetts Life Sciences Initiative to create a Center for Personalized Cancer Therapy core research facility (UMass Boston and Dana-Farber Cancer Institute partnership)

Education

Endicott College
Master of Science, Organizational Behavior
and Learning

University of Massachusetts Boston
Master of Arts, Applied Linguistics

Northeastern University
Construction Project Management Courses

University of Massachusetts Boston
Bachelor of Arts, English

Dan Hughes
34 MacArthur Rd
Beverly, MA 01915
Dchaw5@hotmail.com
978-325-1534

May 15, 2026

Lisa Kent
City Clerk
Beverly City Clerk's Office

Dear Ms. Kent,

I am writing to express my interest in serving on the Special Committee established to explore deficit reduction initiatives for the City of Beverly.

As a resident of Beverly and a finance professional with extensive experience in accounting, financial management, and operational efficiency, I believe I can contribute meaningful insight to the committee's efforts. Throughout my career, I have worked in leadership roles focused on budgeting, cost control, process improvement, and identifying opportunities to strengthen financial performance while maintaining operational effectiveness.

My professional background includes evaluating financial data, implementing cost-saving initiatives, and supporting strategic decision-making during periods of organizational change. I understand the importance of balancing fiscal responsibility with preserving the services and programs that residents rely on, and I would welcome the opportunity to help the city identify practical, sustainable solutions to its financial challenges.

I care deeply about the future of Beverly and believe that thoughtful planning and community collaboration are essential in addressing budget deficits responsibly. I am eager to bring both my professional expertise and commitment to our community to this committee.

Thank you for your time and consideration, attached also is my resume. I would be honored to be considered for this opportunity to serve the City of Beverly.

Sincerely,

Dan Hughes

Daniel Hughes
34 MacArthur Rd
Beverly, MA 01915
978-325-1534
Dhchaw5@hotmail.com

NO. 176

GLOBAL FINANCIAL OPERATIONS EXECUTIVE

A strategically focused financial leader accomplished in championing growth strategies, managing P&Ls and building/nurturing teams to deliver against mission-critical initiatives. High-impact and high-energy leader with keen focus on ensuring financial integrity through impactful team leadership and strong attention to detail. Hands-on approach, enjoy working closely with operations teams as well as operating as a strategic business partner to the C-Suite.

Career:

**GS Precision | Jan 2026 – Present | Precision Components Manufacturing
Corporate Controller**

- Oversee all corporate accounting functions, including the general ledger, accounts payable, accounts receivable, payroll, fixed assets, and cost accounting.
- Lead the monthly, quarterly, and annual close processes to ensure timely, accurate financial reporting.
- Prepare and analyze consolidated financial statements in compliance with generally accepted accounting principles.
- Develop, implement, and maintain strong internal controls to protect company assets and ensure compliance.
- Manage the annual audit and serve as the primary liaison with external auditors, tax advisors, and regulatory agencies.
- Drive process improvements that increase reporting accuracy, shorten close timelines, and improve efficiency.
- Partner with executive leadership to provide financial analysis and recommendations that improve profitability and decision-making.
- Ensure compliance with tax regulations, corporate policies, and financial reporting requirements.
- Support mergers, acquisitions, and integrations, including financial due diligence and post-acquisition reporting.
- Build, mentor, and develop high-performing finance team while fostering accountability and continuous improvement.
- Improve working capital through inventory controls, receivables management, and expense oversight.
- Collaborate across operations, supply chain, and senior leadership to align financial strategy with business goals.

**Unisyn Precision Components | Sep 2024 – Jan 2026 | Precision Components Manufacturing
VP of Finance, HR, IT**

- Head of Finance and Strategic Business Partner for two business units.
- Full P&L responsibilities for both business units.
- Developed and managed KPI's that help measure the company's direction and success.
- Work collaboratively with a cross functional management team to drive overall company strategy, goals, and financial directives.
- Prepare accurate monthly forecasting and provide the necessary financial analysis
- Coordinate, perform, and/or supervise plant audit activities of internal, government and/or third parties.
- Develop and implement plant accounting control procedures, ensure the reliability of data and comply with GAAP and company policies.
- Ensure information systems and processes are in place and maintained to provide data support for operations and financial activity.

Provide technical direction for accounts payable and receivable, customer invoices and combined office purchases.
 Coordinate and perform physical inventories of assets and plant materials
 Provide leadership in productivity opportunities and associated financial analysis and reporting.
 Internal/external audit requirement, ensuring internal controls are established and followed
 Capital project preparation, ROI, project accounting, post project follow-up and review.

**Hoff's Bakery | Apr 2024 – Sep 2024 | Consumer Goods Manufacturing
 Sr. Director of Finance**

Assist ownership with strategic direction of the company, from top to bottom line growth.
 Developed and managed KPI's that help measure the company's direction and success.
 Work collaboratively with a cross functional management team to drive overall company strategy, goals, and financial directives.
 Prepared for a smooth transition of them being acquired.

**Sensata Technologies | Nov 2020 – Feb 2024 | 3 years | Attleboro MA | Electronics Manufacturing
 Sr. Finance Director Global Operations |July 2023- Feb 2024|**

Oversee the financial performance of 16 manufacturing sites.
 16 make site cost centers with \$3.6 Billion of output.
 Responsible for \$175M of capital investments including ROI analysis.
 Work directly with the Operations SVP to drive productivity and factory performance.
 Work Directly with the Operations SVP to set strategic direction for future M&A and production facilities.
 Monthly actual and forecast reviews with CEO, CFO, and Executive leadership team.
 Responsible for direct management of 4 Finance Directors, 1 Finance Manager, and 1 FP&A.
 54-person organization across 10 countries.
 Member of our Executive Leadership Team, Ops Council, Capital Investment Committee.

Director of Finance Auto Operations |Jan 2023-June 2023| Attleboro MA

Oversee the financial performance of 7 make sites dedicated to our Automotive BU.
 7 make site cost centers with \$700 million of output.
 Responsible for \$100M of capital investments including ROI analysis.
 Worked directly with the Operations VP to drive productivity and factory performance.
 Monthly actual and forecast reviews with Auto BU SVP and VP of Finance
 Responsible for directly managing 9 Finance Managers and 1 FP&A analyst.
 Oversaw a 32-person organization across 6 countries.

Director of Finance |Nov 2020-Dec 2022| Attleboro MA

8 P&L's for the North America Auto Division and 1 P&L for World Wide E-mobility and Aftermarket Divisions
 Financial leader for \$600 million of revenue.
 Worked with all business Directors to manage their portions of the business and achieve budgetary goals. (RD&E, SG&A, Ops, Sales and Marketing)
 Responsible for \$25 million of capital investment including in-depth ROI analysis.
 Worked directly with the Division Vice President to guide the businesses profitability weekly KPI reviews and monthly P&L's, reviews with Division President.
 Worked with VP of Sales on all commercial NBO's and contracts resulting in Sensata's \$1B contract.

Responsible for all planning cycles, review monthly performance to Annual Plan and quarterly performance to our latest estimates.
 Monthly P&L reviews with Sensata CFO and VP of Finance.

NO. 176

Wyman Gordon | June 2018 - October 2020 | 2 years 4 months | Industrial Metals Manufacturing Group Controller

Financial leader for \$1.3 billion of revenue.
 Fully responsible for SOX performance within my group insuring controls are being performed and tested with full compliance to PCC policies.
 Responsible for \$72 million of capital investment including in-depth ROI analysis.
 Worked directly with the Division President to guide the businesses profitability by standardizing and reviewing weekly KPI's and P&L's, driving businesses to hit expected operating plans.
 Worked directly with VP of Sales on all commercial actions and contracts.
 Responsible for all planning cycles, review monthly performance to Op Plan and quarterly performance to our 36-month plans.
 Responsible for 10 Controllers, helping guide their career growth potential along with developing plans that allow them to run their teams in the most efficient manner. Promoted 4 Controllers to bigger roles and 3 Assistant Controllers to Controller roles over the 1.5 years.
 Actively worked with 4 locations to consolidate finance teams and created 2 shared service locations for AR and AP based on like ERP systems.
 Monthly P&L reviews with PCC's CEO and COO.

G.E. Aviation | August 2011 - June 2018 | 6 years 10 months | Engine Components Manufacturing Sr. Finance Staff Manager, Lynn MA

Value Stream Finance Manager for \$1.5 billion value stream consisting of 8 sites (5 domestic, 3 International)
 Financial leader of a \$600M cost center.
 Provide leadership of a 4-person finance team to achieve company operational goals and objectives.
 Worked with the shop and the Value Stream to drive planning cycles (1, 1.5, and 3 year).
 Drove all investment activities including ROI and approvals.
 Site focal for all cost savings opportunities, presenting them to Senior Leadership on a weekly basis.

▪
Sr. Manager Finance, Terre Haute, IN

Responsible for two full P&L's, GL, AP, AR, Cash and all financial metrics.
 Implemented two ERP systems over 4 years (Syteline, Oracle)
 Provided leadership to 5-person finance team to achieve company and operations goals and objectives.
 Drove simplification within the finance team, allowing the team to do more with less.
 Site focal for all internal and external audit requirements from DCMA/DCAA
 Worked closely with the shop to drive planning cycles (1, 1.5, 3 year)
 Partnered with the shop leader to work on strategic planning and provide an accurate financial picture of the business. Helped the site to achieve \$25M product cost reduction over four years period.
 Teamed with operations and provided visibility into Supply Chain metric reporting, helping to implement cost reduction projects.
 Strategic financial leader and auxiliary Board of Directors member of Montana Precision Products (a joint venture between GE and Seacast).
 ▪

Sr. Cost Analyst, Lynn MA

Provided cost analysis for 5 manufacturing sites (3 Domestic, 2 International Romania, Poland).
Site focal for all internal and external audit requirements from DCMA/DCAA
Worked closely with the shop to drive planning cycles (1, 1.5, 3 year)

**Rochester Electronics | August 2008 - August 2011 | 3 years | Newburyport, MA Electronics
Manufacturing
Sr. Cost Accountant**

**Nirvana, Inc | August 2001 - August 2008 | 7 years | Forestport NY Consumer Goods
Manufacturing
Controller**

Education:

SUNY Institute of Technology

Bachelor of Science in Accounting

SUNY Alfred

Associates of Science in Accounting

Lisa Kent

City Clerk

City Hall, Beverly MA

Dear Ms. Kent,

Regarding the recent announcement of the formation of a special committee to explore deficit reduction measures, please accept this letter of interest and attached resume.

My wife and I have been residents of Beverly for 19 years. Like most residents, we love this city and are proud to be part of the community. I am recently retired and have the time to give back to our city. My professional experience lends itself well to this committee, as I spent most of my career having to balance expenses and revenue, while also maintaining and improving customer satisfaction.

In addition to my professional background outlined on my resume, I have also been an active community member. I am a member of the Beverly rotary club. I was on the board of directors for Beverly Bootstraps for 9 years, 2 of which as president. I was a coach in Beverly youth football for 5 years. Lastly, I served as a citizen representative on the Beverly school committee's facilities and finance sub-committee.

Thank you for your consideration.

Mark Munoz

3 Bancroft Ave

Markm1211@gmail.com

978-696-1741

NO. 176

Mark Munoz
3 Bancroft Ave
Beverly, Ma 01915
Cell: (978) 696-1741

Professional History

2011- 2022 Jan-Pro Cleaning Systems of Massachusetts Woburn, MA

Owner - President

Owned and operated one of the largest commercial cleaning companies In Massachusetts. Sales and marketing strategy and process Improvement helped grow annual revenue from \$1.8 million to over \$3 million

2006 - 2011 BostonCoach Boston, MA

Chief Operating Officer

Responsible for the day-to-day management of the company. This includes support of strategy development and implementation, P&L management, service results and associate relations. Key accomplishments include new chauffeur compensation model, new pricing strategy, introduction of a training department and the successful introduction of a variable supply model for reservations.

2004 - 2006 DHL Express Stoneham, MA

SVP Operations

Responsible for all operations functions in the Northeastern U.S. consisting of 50 service center locations. Emphasis was on employee relations, client services, service improvements and P&L management. Supported the development and implementation of strategic initiatives.

2002 - 2004 DHL Express Plantation, FL

VP, Operations Strategy and Technical support

Worked with Sr. leadership to develop operational and technical strategies to drive service improvements and client satisfaction. Responsible for alignment of these strategies with all global operations functions. Represented the U.S. on global operations board. Lead a cross divisional and cross company team that managed the integration of DHL with Airborne Express.

1987 - 2002 DHL Express Boston, MA - Chicago, IL - Atlanta, GA

Regional service director, Area manager, center manager

Held various management positions, each with increasing responsibility and scope.

Education

California Coast University

B.S. Business Management, 2000

Penn State University

Professional development certificate program, 1996

University of Virginia

Finance for non-financial managers - certificate program, 1997

NO. 177



Office of the City Clerk
191 Cabot Street, Beverly, Massachusetts 01915

CITY OF BEVERLY
RECEIVED AND RECORDED
CITY CLERKS OFFICE
2026 JUN 11 A 10:37

Lisa E. Kent, CMC
City Clerk
978-605-2325

Sarah M. Kirker
Assistant City Clerk
978-605-2326

June 11, 2026

Honorable City Council
191 Cabot Street
Beverly, MA 01915

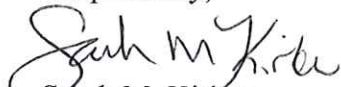
Subject: Application for a License to Peddle for Joes on a Roll, LLC/ Nicole Birarelli located at 61 Federal Street.

Dear Councilors:

Attached is an application for a License to Peddle for Joes on a Roll, LLC/ Nicole Birarelli located at 61 Federal Street. City Council approval is needed to complete the process for licensing.

Thank you for your assistance concerning this matter.

Respectfully,


Sarah M. Kirker
Assistant City Clerk



City of Beverly
 191 Cabot Street
 Beverly, Massachusetts 01915
 978-605-2324

NO. 177
 CITY OF BEVERLY
 RECEIVED AND RECORDED
 CITY CLERKS OFFICE
 FEE: \$100.00
 PC ck
 2026 JUN -2 P 2:10

APPLICATION FOR A LICENSE TO PEDDLE

(Under the provisions of Chapter 101, General Laws, and Amendments and additions thereto.)

This form of application must be filled out as directed, duly signed, and returned to the City Clerk's Office (address above) with the full amount of the fee, before a license will be issued.

I, the undersigned, hereby apply for a license to peddle Joe's on a Roll, LLC
 (type of goods, wares, or merchandise)

in the City of Beverly. I declare that the answers to the following questions to be true and I understand that such license, if granted, shall not authorize peddling by any person other than myself.

Types of goods sold*: Lobster Rolls, Clam Chowder, Hotdogs

Name: Joe's on a Roll, LLC SSN # or FED ID #: _____

Address: 61 Federal Street

City: Beverly State: MA Zip code: 01915

Email address: joesonaroll@icloud.com

Phone number: (978) 720-8907 Date of birth: 6/15/77

1. Do you use a motor vehicle? YES (yes or no). If yes, Registration/Plate: JOAR17
2. Have you been convicted of any offense against the laws of this state or the ordinances or bylaws of any city or town? NO (yes or no). If yes, state fully the nature of the offense, the court where convicted, date of conviction, and penalty imposed: N/A
3. Have you had a license to peddle within the last five years? YES (yes or no). If so, list the license number and city/town: Beverly, MA
4. Pursuant to Massachusetts General Law Chapter 62C Section 49A, I certify under the penalties of perjury that I, to the best of my knowledge and belief have filed all state tax returns and paid all state taxes required under law.

Signature of Applicant: Nicole Birelli Date: June 2, 2026

Certificate of Character - To be completed by Chief of Police of the City or Town in which the applicant resides.

I, the undersigned, John G. Lelacheur of the City/Town of BEVERLY hereby certify that to the best of my knowledge and belief that, NICOLE BIRARELLI the above named applicant, is of good repute for morals and integrity.

Signed: John G. Lelacheur, Chief of Police. Date: 06/09/2026

*Please check with each Community for local rules and regulations pertaining to sales from stationary or fixed locations.

Incomplete applications will not be accepted.



NO. 178

Office of the City Clerk

191 Cabot Street, Beverly, Massachusetts 01915

Lisa E. Kent, CMC
City Clerk
978-605-2325

Sarah M. Kirker
Assistant City Clerk
978-605-2326

June 11, 2026

Honorable City Council
191 Cabot Street
Beverly, MA 01915

SUBJECT: Renewal Application for a Class II Motor Vehicle License for Grand Touring Sales on Cabot LLC, 43 Cabot Street.

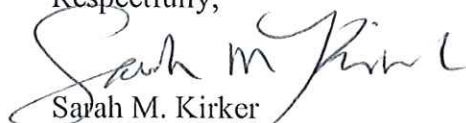
Dear Honorable City Council,

Attached is a Renewal Application for a Class II Motor Vehicle License for Grand Touring Sales on Cabot LLC, 43 Cabot Street. This renewal application is to amend the name from Grand Touring Sales on Cabot LLP d/b/a GTS Cabot named on the original application from February 11, 2026 to Grand Touring Sales on Cabot LLC.

City Council approval is needed to complete the process for licensing.

Thank you for your assistance concerning this matter.

Respectfully,


Sarah M. Kirker
Assistant City Clerk

pd # 100
ck 109

NO. 178

APPLICATION FOR A LICENSE TO BUY, SELL, EXCHANGE
OR ASSEMBLE SECOND HAND MOTOR VEHICLES
OR PARTS THEREOF

026 JUN 11 PM 10
CITY OF BEVERLY
RECEIVED AND RECORDED
CITY CLERKS OFFICE

I, the undersigned, duly authorized by the concern herein mentioned, hereby apply for a Class 2 class license, to Buy, Sell, Exchange or Assemble second hand motor vehicles or parts thereof, in accordance with the provisions of Chapter 140 of the General Laws.

1. What is the name of the concern? Grand Touring Sales on Cabot LLC

Business address of concern. No. 43 Cabot St.,
Beverly, MA City - Town.

2. Is the above concern an individual, co-partnership, an association or a corporation? _____

3. If an individual, state full name and residential address.

Andre Perron 39 Braunville Ave Ipswich, MA 01915

4. If a co-partnership, state full names and residential addresses of the persons composing it.

5. If an association or a corporation, state full names and residential addresses of the principal officers.

President _____

Secretary _____

Treasurer _____

6. Are you engaged principally in the business of buying, selling or exchanging motor vehicles? Yes

If so, is your principal business the sale of new motor vehicles? No

Is your principal business the buying and selling of second hand motor vehicles? Yes

Is your principal business that of a motor vehicle junk dealer? No

7. Give a complete description of all the premises to be used for the purpose of carrying on the business.

See Attachment for 43 Cabot St

8. Are you a recognized agent of a motor vehicle manufacturer?

NO
(Yes or No)

If so, state name of manufacturer

9. Have you a signed contract as required by Section 58, Class 1?

NO
(Yes or No)

10. Have you ever applied for a license to deal in second hand motor vehicles or parts thereof?

Yes
(Yes or No)

If so, in what city — town

Beverly

Did you receive a license?

Yes
(Yes or No)

For what year?

2026

11. Has any license issued to you in Massachusetts or any other state to deal in motor vehicles or parts thereof

ever been suspended or revoked?

NO
(Yes or No)

Sign your name in full

[Signature]
(Duly authorized to represent the concern herein mentioned)

Residence

39 Brownville Ave Ipswich, MA 01938

Phone number:

978-764-4832

Email:

GTSonCabot@gmail.com

IMPORTANT

EVERY QUESTION MUST BE ANSWERED WITH FULL INFORMATION, AND FALSE STATEMENTS HEREIN MAY RESULT IN THE REJECTION OF YOUR APPLICATION OR THE SUBSEQUENT REVOCATION OF YOUR LICENSE IF ISSUED.

NOTE: If the applicant has not held a license in the year prior to this application, he must file a duplicate of the application with the registrar. (See Sec. 59)

Application after investigation _____

(Approved or Disapproved)

License No. _____ granted _____ 20 _____ Fee \$ _____

Signed _____

CHAPTER 140 OF THE GENERAL LAWS, TER. ED., WITH AMENDMENTS THERETO (EXTRACT)

Section 57. License; When Required; Report of Sales

Section 57. No person, except one whose principal business is the manufacture and sale of new motor vehicles but who incidentally acquires and sells second hand vehicles, or a person whose principal business is financing the purchase of or insuring motor vehicles but who incidentally acquires and sells second hand vehicles, shall engage in the business of buying, selling, exchanging or assembling second hand motor vehicles or parts thereof or allow any property under his control to be used as a place of sale or display of motor vehicles without securing a license as provided in section fifty-nine. This section shall apply to any person engaged in the business of conducting auctions for the sale of motor vehicles, and to any person engaged in the business of leasing or renting motor vehicles and who, as an incident to such business, sells or offers to sell any such lease or rental vehicle to the public. All sales of second-hand motor vehicles or parts thereof made by any person referred to in this section shall be reported weekly to the registrar of motor vehicles on such forms as may be prescribed by him.

Section 58. Classes of Licenses

Section 58. (a) Licenses granted under sections 59 and 59A shall be classified in accordance with subsections (b) to (d), inclusive. (b) Class 1. Any person who is a recognized agent of a motor vehicle manufacturer or a seller of motor vehicles made by such manufacturer whose authority to sell the same is created by a written contract with such manufacturer or with some person authorized in writing by such manufacturer to enter into such contract, and whose principal business is the sale of new motor vehicles, the purchase and sale of second hand motor vehicles being incidental or secondary thereto, may be granted an agent's or a seller's license; provided, that with respect to second hand motor vehicles purchased for the purpose of sale or exchange and not taken in trade for new motor vehicles, such dealer shall be subject to all provisions of this chapter applicable to holders of licenses of Class 2, except subsection (c), and to rules and regulations made under those provisions; and provided further, that such dealer maintains or demonstrates access to repair facilities sufficient to enable him to satisfy the warranty repair obligations imposed by section 7N1/4 of chapter 90, and shall remain liable for all warranty repairs made and other obligations imposed by said section 7N1/4 of said chapter 90.

(c) Class 2. A person whose principal business is the buying or selling of second hand motor vehicles, a person who purchases and displays second hand motor vehicles for resale in retail transactions, and any other person who displays second hand motor vehicles not owned by him pursuant to an agreement in which he receives compensation, whether solely for displaying the vehicles, upon the sale of each vehicle, or otherwise, may be granted a used car dealer's license and shall be subject to the following conditions:

(1) The person shall obtain a bond, or equivalent proof of financial responsibility as described in paragraph (5), and continue in effect a surety bond or other equivalent proof of financial responsibility satisfactory to the municipal licensing authority in the amount of \$25,000 executed by a surety company authorized by the insurance department to transact business in the commonwealth. The bond or its equivalent shall be for the benefit of a person who purchases a vehicle from a Class 2 licensee, and who suffers loss on account of-

(i) the dealer's default or nonpayment of valid bank drafts, including checks drawn by the dealer for the purchase of motor vehicles;

(ii) the dealer's failure to deliver, in conjunction with the sale of a motor vehicle, a valid motor vehicle title certificate free and clear of any prior owner's interests and all liens except a lien created by or expressly assumed in writing by the buyer of the vehicle;

(iii) the fact that the motor vehicle purchased from the dealer was a stolen vehicle;

(iv) the dealer's failure to disclose the vehicle's actual mileage at the time of sale;

(v) the dealer's unfair and deceptive acts or practices, misrepresentations, failure to disclose material facts or failure to honor a warranty claim or arbitration order in a retail transaction; or

(vi) the dealer's failure to pay off a lien on a vehicle traded in as part of a transaction to purchase a vehicle when the dealer had assumed the obligation to pay off the lien.

(2) Recovery against the bond or its equivalent may be made by any person who obtains a final judgment in a court of competent jurisdiction against the dealer for an act or omission on which the bond is conditioned if the act or omission occurred during the term of the bond. Every bond shall also provide that no suit may be maintained to enforce any liability on the bond unless brought within 1 year after the event giving rise to the cause of action.

(3) The bond or its equivalent shall cover only those acts and omissions described in clauses (i) to (vi), inclusive, of paragraph (1). The surety on a bond shall not be liable for total claims in excess of the bond amount, regardless of the number of claims made against the bond or the number of years the bond remained in force.

(4) A separate bond shall be required for each different name under which the dealer conducts his business and for each city or town in which the dealer has a place of business.

(5) In lieu of the bond required by this section, the municipal licensing authority may allow the dealer to deposit collateral in the form of a certificate of deposit or irrevocable letter of credit, as authorized by the banking laws of the commonwealth, which has a face value equal to the amount of the bond otherwise required. The collateral may be deposited with or executed through any authorized state depository designated by the commissioner. Interest on the certificate of deposit shall be payable to the dealer who has deposited it as collateral, or to a person as the dealer or the certificate may direct.

(6) A surety shall provide to the municipal licensing authority notice of cancellation of the bond within 30 days of the cancellation.

(7) Upon receipt of notification from a surety that a bond has been cancelled, the municipal licensing authority shall notify the licensee that he has 10 days to comply with the bonding requirement. If the licensee does not comply within the 10 day period, the municipal licensing authority shall revoke the Class 2 license and shall notify the registrar who shall suspend or revoke any dealer plate issued to the licensee pursuant to section 5 of chapter 90.

(8) A municipal licensing authority shall not issue or renew a Class 2 license unless it is satisfied that a bond or equivalent proof of financial responsibility meeting the requirements of this section is in effect during the term under which the license shall be issued or renewed, and that the licensee maintains or demonstrates access to repair facilities sufficient to enable him to satisfy the warranty repair obligations imposed by section 7N1/4 of chapter 90. A used car dealer shall remain liable for all warranty repairs made and other obligations imposed by said section 7N1/4 of said chapter 90.

(d) Class 3. A person whose principal business is the buying of second hand motor vehicles for the purpose of remodeling, taking apart or rebuilding and selling the same, or the buying or selling of parts of second hand motor vehicles or tires, or the assembling of second hand motor vehicle parts may be granted a motor vehicle junk license.

(e) The registrar of motor vehicles, after consulting the office of consumer affairs and business regulation, shall adopt rules and regulations defining sufficient repair facilities for the purposes of subsection (b) and paragraph (8) of subsection (c).

Section 59. Licensing authorities; expiration; fees; application; prerequisites; premises; ordinance regulations; revocation;

The police commissioner in Boston and the licensing authorities in other cities and towns may grant licenses under this section which shall expire on January first following the date of issue unless sooner revoked. The fees for the licenses shall be fixed by the licensing board or officer, but in no event shall any such fee be greater than \$200. Application for license shall be made in such form as shall be approved by the registrar of motor vehicles, in sections fifty-nine to sixty-six, inclusive, called the registrar, and if the applicant has not held a license in the year prior to such application, such application shall be made in duplicate, which duplicate shall be filed with the registrar. No such license shall be granted unless the licensing board or officer is satisfied from an investigation of the facts stated in the application and any other information which they may require of the applicant, that he is a proper person to engage in the business specified in section fifty-eight in the classifications for which he has applied, that said business is or will be his principal business, and that he has available a place of business suitable for the purpose. The license shall specify all the premises to be occupied by the licensee for the purpose of carrying on the licensed business. Permits for a change of situation of the licensed premises or for additions thereto may be granted at any time by the licensing board or officer in writing, a copy of which shall be attached to the license. Cities and towns by ordinance or by-law may regulate the situation of the premises of licensees within class 3 as defined in section fifty-eight, and all licenses and permits issued hereunder to persons within said class 3 shall be subject to the provisions of ordinances and by-laws which are hereby authorized to be made. No original license or permit shall be issued hereunder to a person within said class 3 until after a hearing, of which seven days' notice shall have been given to the owners of the property abutting on the premises where such license or permit is proposed to be exercised. Except in the city of Boston, the licensing board or officer may, in its discretion, waive the annual hearing for renewal of a class 3 license. All licenses granted under this section shall be revoked by the licensing board or officer if it appears, after hearing, that the licensee is not complying with sections fifty-seven to sixty-nine, inclusive, or the rules and regulations made thereunder; and no new license shall be granted to such person thereafter, nor to any person for use on the same premises, without the approval of the registrar. The hearing may be dispensed with if the registrar notifies the licensing board or officer that a licensee is not so complying. In each case where such license is revoked, the licensing board or officer shall forthwith notify the registrar of such revocation. Any person aggrieved by any action of the licensing board or officer refusing to grant, or revoking a license for any cause may, within ten days after such action, appeal therefrom to any justice of the superior court in the county in which the premises sought to be occupied under the license or permit applied for are located. The justice shall, after such notice to the parties as he deems reasonable, give a summary hearing on such appeal, and shall have jurisdiction in equity to review all questions of fact or law and may affirm or reverse the decision of the board or officer and may make any appropriate decrees. The parties shall have all rights of appeal as in other cases.

APPLICATION FOR A LICENSE TO BUY, SELL,
EXCHANGE OR ASSEMBLE SECOND HAND
MOTOR VEHICLES OR PARTS THEREOF.

APPLICANT WILL NOT FILL THE FOLLOWING BLANKS

Application No. _____
Class _____ License No. _____
Name _____
St. and No. _____
City -- Town _____
Date Issued _____

Remarks _____

SURETY RIDER



NO. 178

It is understood and agreed that surety bond number S-954030 with GRAND TOURING SALES ON CABOT LLC as principal and City of Beverly Offices of the City Clerk as obligee is hereby amended effective June 2, 2026 as follows:

Principal's name is amended to: Grand Touring Sales on Cabot LLC

It is further understood and agreed that no other condition, limitation or exclusion of the bond shall be altered or amended by this rider.

This rider shall be attached to and form a permanent part of this bond.

Signed, Sealed and Dated this 11th day June of 2026.

Accepted By GRAND TOURING SALES ON CABOT LLC Principal
City of Beverly Offices of the City Clerk Obligee BY: Principal

BY: Principal

BY:
Typed Name
Title:

NGM Insurance Company
Richelle Smith Surety
Attorney-in-Fact Richelle Smith



POWER OF ATTORNEY

S-954030

KNOW ALL MEN BY THESE PRESENTS: That NGM Insurance Company, a Florida corporation having its principal office in the City of Jacksonville, State of Florida, pursuant to Article IV, Section 2 of the By-Laws of said Company, to wit:

"SECTION 2. The board of directors, the president, any vice president, secretary, or the treasurer shall have the power and authority to appoint attorneys-in-fact and to authorize them to execute on behalf of the company and affix the seal of the company thereto, bonds, recognizances, contracts of indemnity or writings obligatory in the nature of a bond, recognizance or conditional undertaking and to remove any such attorneys-in-fact at any time and revoke the power and authority given to them."

does hereby make, constitute and appoint Richelle Smith its true and lawful Attorney-in-fact, to make, execute, seal and deliver for and on its behalf, and as its act and deed bond number S-954030 dated June 2, 2026, on behalf of GRAND TOURING SALES ON CABOT LLC in favor of City of Beverly Offices of the City Clerk for *Twenty-Five Thousand and 00/100 Dollars (\$25,000.00)*** (\$ 500,000.00*) and to bind NGM Insurance Company thereby as fully and to the same extent as if such instrument was signed by the duly authorized officers of NGM Insurance Company; this act of said Attorney is hereby ratified and confirmed.

This power of attorney is signed and sealed by facsimile under and by the authority of the following resolution adopted by the Directors of NGM Insurance Company at a meeting duly called and held on the 2nd day of December 1977.

Voted: That the signature of any officer authorized by the By-Laws and the company seal may be affixed by facsimile to any power of attorney or special power of attorney or certification of either given for the execution of any bond, undertaking, recognizance or other written obligation in the nature thereof; such signature and seal, when so used being hereby adopted by the company as the original signature of such officer and the original seal of the company, to be valid and binding upon the company with the same force and effect as though manually affixed.

IN WITNESS WHEREOF, NGM Insurance Company has caused these presents to be signed by its Assistant Secretary and its corporate seal to be hereto affixed this 23rd day of August, 2023.

NGM INSURANCE COMPANY By:

[Handwritten signature of Lauren K. Powell]



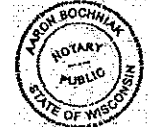
Lauren K. Powell
Assistant Secretary

State of Wisconsin,
County of Dane

On this 23rd day of August, 2023, before the subscriber a Notary Public of State of Wisconsin and for the County of Dane duly commissioned and qualified, came Lauren K. Powell of NGM Insurance Company, to me personally known to be the officer described herein, and who executed the preceding instrument, and she acknowledged the execution of same, and being by me fully sworn, deposed and said that she is an officer of said Company, aforesaid: that the seal affixed to the preceding instrument is the corporate seal of said Company, and the said corporate seal and her signature as officer were duly affixed and subscribed to the said instrument by the authority and direction of the said Company; that Article IV, Section 2 of the By-Laws of said Company is now in force.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed by official seal at Madison, Wisconsin this 23rd day of August, 2023.

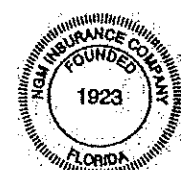
[Handwritten signature of Andrew Rose]



I, Andrew Rose, Vice President of NGM Insurance Company, do hereby certify that the above and foregoing is a true and correct copy of a Power of Attorney executed by said Company which is still in force and effect.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the seal of said Company at Madison, Wisconsin this 10th day of June, 2026

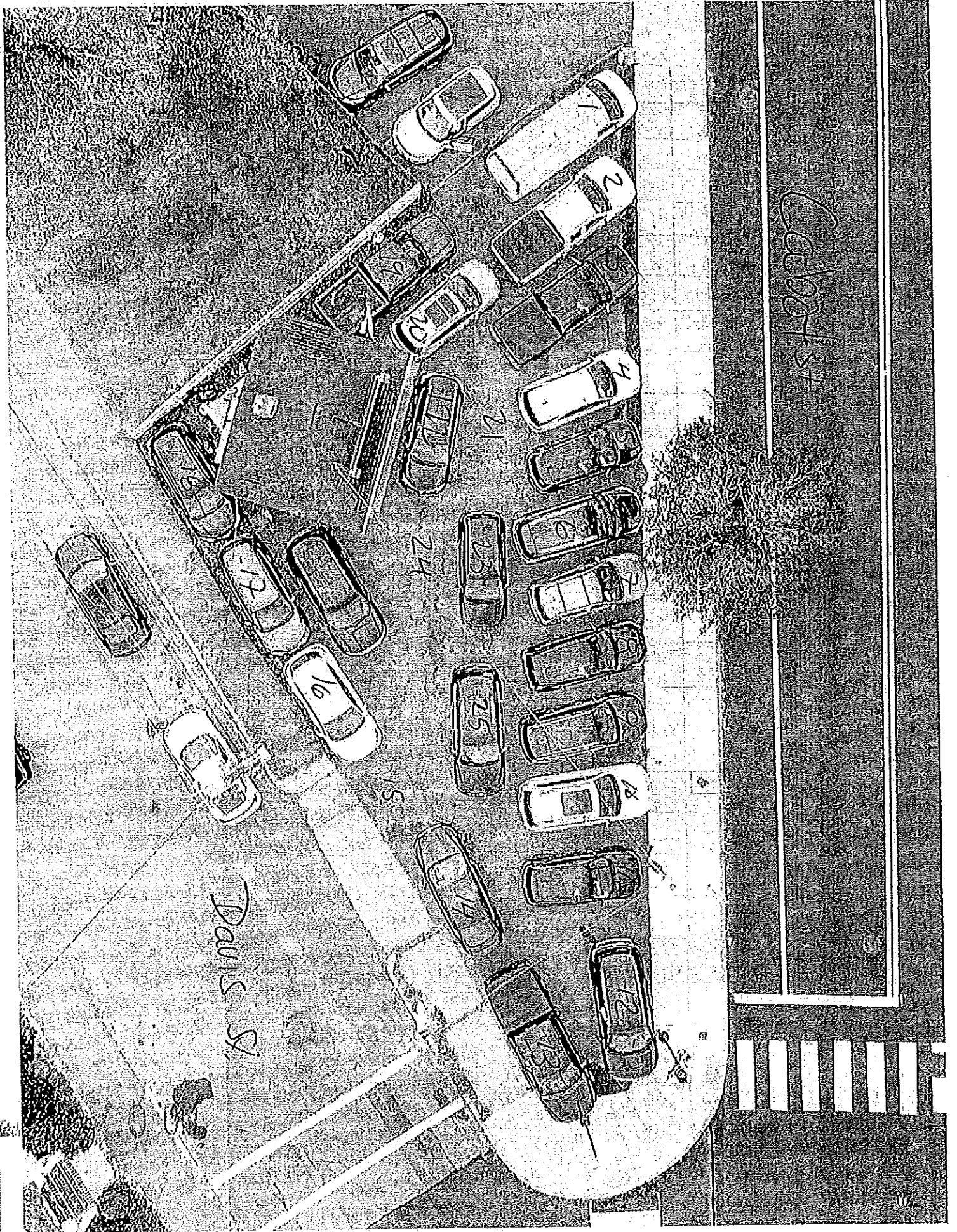
[Handwritten signature of Andrew Rose]



WARNING: Any unauthorized reproduction or alteration of this document is prohibited.

TO CONFIRM VALIDITY of the attached bond please call 1-603-354-5281.

TO SUBMIT A CLAIM: Send all correspondence to 55 West Street, Keene, NH 03431 Attn: Bond Claim Department or call our Bond Claim Department at 1-603-358-1437.



Caldwell St

Davis St.



P.O. Box 3060
Beverly MA. 01915

6/3/2026

The Honorable City Council
191 Cabot Street
Beverly, MA 01915

CITY OF BEVERLY
RECEIVED AND RECORDED
CITY CLERK'S OFFICE
2026 JUN -4 P 3:12

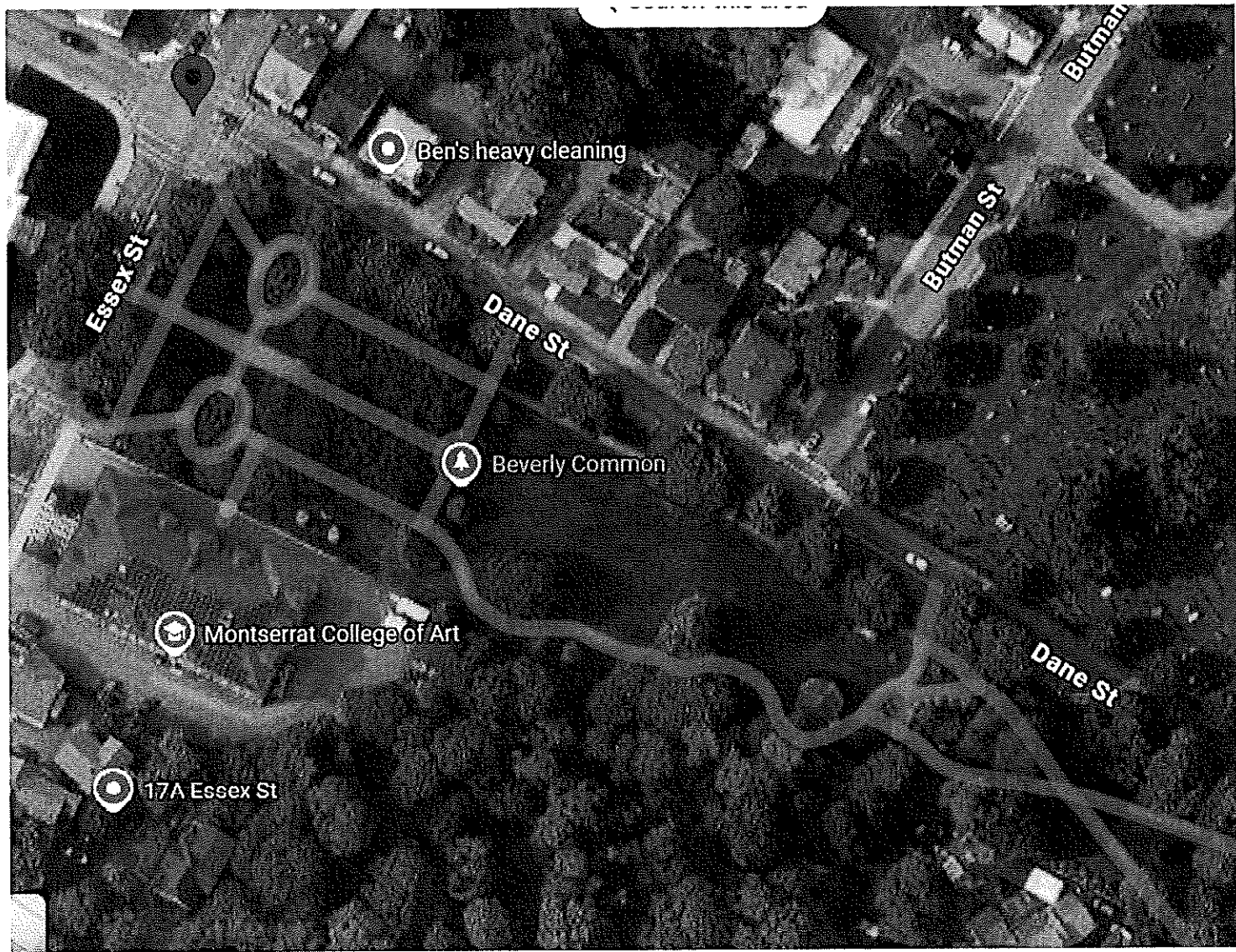
Dear Honorable City Council:

Gardenfest, sponsored by the Beverly 400+ Committee will take place at the Beverly Common on Saturday August 8 from 12pm-5pm.

The Bottle Shop and Bubble Bar would like to serve malt beverages and wine in a "Beer Tent" at the event from 12:30-4:30pm and have applied for a special one-day license from the Beverly License Board. The Beer Tent will be located on the Beverly Common.

In order to serve alcohol at this event, we respectfully request a waiver of the city ordinance Ch. 113-2 prohibiting possession or consumption of alcohol on a public way or in public spaces.

Thank you for your consideration.
Lindsay Barth
Arts Committee Chair



Essex St

Dane St

Butman St

Dane St

Ben's heavy cleaning

Beverly Common

Montserrat College of Art

17A Essex St

Beverly Main Streets
P.O. Box 192
Beverly, MA 01915
June 3, 2026

CITY OF BEVERLY
RECEIVED AND RECORDED
CITY CLERK'S OFFICE
2026 JUN -9 P 2:05

The Honorable City Council
191 Cabot Street
Beverly, MA 01915

Dear Honorable City Council:

Beverly Main Streets will be hosting Beverly Community Block Party on July 25, 2026 from 5:30 pm – 9:30 pm. The Block Party will take place on Cabot Street between Federal Street and Pond Street.

We plan to sell wine and beer at the event, and our vendors will be applying for a special one-day license from the Beverly License Board.

In order to serve alcohol at this event, we respectfully request a waiver of the city ordinance Ch. 113-2 prohibiting possession or consumption of alcohol on a public way.

Thank you for your consideration.

Becki Greene, Manager of Community Engagement



Public Notice – Monthly Update

MONTHLY TREATMENT SYSTEM OPERATIONS AND CONSTRUCTION UPDATE
FORMER VARIAN FACILITY SITE, 150 SOHIER ROAD, BEVERLY, MASSACHUSETTS
MADEP SITE #3-0485

The attached monthly update is being sent to you because you are part of the public mailing list for the above reference site.

Save paper! If you would like to stop receiving paper notices and switch to email only notices, scan the green QR code



Or contact beverlysitecleanup@jacobs.com

If you would like to stop receiving public involvement notices, whether by email or regular mail, scan the blue QR code



Or contact beverlysitecleanup@jacobs.com

2026 JUN -3 P 12:57
CITY OF BEVERLY
RECEIVED AND RECORDED
CITY CLERKS OFFICE

For any other request, such as continuing to receive public involvement notices, but not these monthly updates, please contact beverlysitecleanup@jacobs.com.

Thank you!

~The project team

NO. 181
CITY OF BEVERLY
RECEIVED AND RECORDED
CITY CLERK'S OFFICE
2026 JUN - 3 P M: 56

From: Beverly Site Cleanup
Sent: Monday, June 1, 2026
To: Beverly Site Cleanup
Subject: Former Varian Site - Monthly Treatment Progress Update (June 2026)

This notice is a monthly update on the progress of environmental treatment at the former Varian site at 150 Sohler Road, Beverly, MA.

You are receiving this update because your name is on the public involvement plan (PIP) mailing list for the site. If you wish to make changes to your notifications, please contact beverlysitecleanup@jacobs.com.

Monthly Treatment Progress Update

Public Outreach

- A public involvement plan (PIP) meeting took place at the Beverly Middle School Library on May 12, 2026. A public meeting summary is in preparation. The meeting recording and presentation slides are available at: <https://beverlysitecleanup.com/public-involvement/>.

Treatment System Progress

- **Building 3 Thermal Treatment**
 - Status: The selected remedy – thermal treatment – was presented in the Phase IV Remedy Implementation Plan (Part 1) and at the June 2023 public meeting. Upon design completion, drilling of thermal wells began in December 2023. Exterior drilling was completed in January 2025. Drilling inside Building 3 was completed in April 2026.
 - Current and upcoming work: Aboveground treatment equipment installation is wrapping up, with preliminary testing ongoing. Thermal treatment system operations are expected to begin in early June 2026.
- **Stream A Granular Activated Carbon Adsorptive Barrier**
 - Status: The selected remedy – a granular activated carbon adsorptive barrier – was presented in the Phase IV Remedy Implementation Plan (Part 1) and at the June 2023 public meeting. The carbon mats were installed in October 2023.
 - Current and upcoming work: Field inspections are performed routinely to assess the condition of the mats.
- **PSL-10 Subgrade Biogeochemical Reactor**
 - Status: The selected remedy – a subgrade biogeochemical reactor (SBGR) – was presented in the Phase IV Remedy Implementation Plan (Part 3) and at the November 2023 public meeting. Following its installation, operation of the SBGR began in April 2025.
 - Current and upcoming work: The SBGR continues to operate. The most recent post-treatment sampling event took place in May 2026, and results will be provided in the August 2026 Phase IV Status Report.
- **Bedrock In Situ Chemical Reduction**
 - Status: The selected remedy – in situ chemical treatment – was presented in the Phase IV Remedy Implementation Plan (Part 2) and at the November 2023 public meeting. Minor changes in the remedial injection amendment (in situ chemical reduction or ISCR) were documented in the September 2024 Revised Phase IV Status Report and presented at the September 2024 public

meeting. Final selection of the remedial additives for this area was outlined in the Modified Phase IV Plan presented at the May 2025 public meeting. Stage 1 of the bedrock treatment (near Building 3) was completed in September 2025. Stage 2 of the treatment (near Building 5) was completed in January 2026.

- Current and upcoming work: The most recent post-treatment sampling event took place in May 2026, and results will be provided in the August 2026 Phase IV Status Report. Drilling for Stage 3 bedrock treatment started in late May 2026, with treatment to follow later in the summer or in the fall.

- **Building 5 Bioremediation**
 - Status: The selected remedy – bioremediation – was presented in the Phase IV Remedy Implementation Plan (Part 2) and at the November 2023 public meeting. The Basis of Design for Building 5 treatment was included in the August 2025 Phase IV Status Report. Well installation and treatment beneath the building were conducted from January to May 2026, with pressure injections used to increase the influence of the treatment.
 - Current and upcoming work: The first round of post-treatment groundwater sampling was conducted in May 2026, and results will be presented in the August 2026 Phase IV Status Report.

- **Site-Wide Sampling**
 - Site-wide sampling of wells and stream locations took place in May 2026, and sampling results will be documented in the August 2026 Phase IV Status Report.

More information can be found on the MassDEP website (<https://eeaonline.eea.state.ma.us/portal/dep/wastesite/detailviewer/3-0000485>) or the project website (<https://beverlysitecleanup.com>).

Laurent

Laurent C. Levy, Ph.D., P.E. (he/him) ([hear my name](#)) | Jacobs | Vapor Intrusion Group Leader, Remediation & Regeneration
M:+1.617.417.5340 | laurent.levy@jacobs.com
120 St James Ave, 5th Floor | Boston, MA 02116 | USA

Questions contact – Daniel Combes george.d.combes@leidos.com

Petition of the Massachusetts Electric Company d/b/a NATIONAL GRID
Of NORTH ANDOVER, MASSACHUSETTS
For Electric Conduit Location:

RECEIVED AND RECORDED
CITY CLERK'S OFFICE
2026 JUN - 9 P 1:16 PM

To the City Council of Beverly, Massachusetts

Respectfully represents the Massachusetts Electric Company d/b/a NATIONAL GRID of North Andover, Massachusetts, that it desires to construct a line of underground electric conduits, including the necessary sustaining and protecting fixtures, under and across the public way or ways hereinafter named.

Wherefore it prays that after due notice and hearing as provided by law, it be granted permission to excavate the public highways and to run and maintain underground electric conduits, together with such sustaining and protecting fixtures as it may find necessary for the transmission of electricity, said underground conduits to be located substantially in accordance with the plan filed herewith marked – River Street - Beverly, Massachusetts.

The following are the streets and highways referred to:

WR# 30294623

River Street - National Grid to install underground facilities on River Street. Beginning at a point approximately 30 feet West of the centerline of the intersection of Federal Street and River Street and continuing approximately 3200 feet in a Northerly direction. National Grid to install approximately 3,000 of electrical duct bank, of various dimensions, starting at existing Manhole 5 on River Street, going east on Federal Street, north on Park Street, East on Elliott Street, north on Rantoul Street, and east on Lenox Street. End point on Lenox Street is a new riser pole requested in WR #30294624. 9 new electrical manholes are requested to be part of the route. Beverly, MA.

Location approximately as shown on plan attached.

Massachusetts Electric Company d/b/a
NATIONAL GRID *Mackelly Norvil*

BY _____
Engineering Department

Questions contact – Daniel Combes george.d.combes@leidos.com

Dated: June 9, 2026

ORDERED:

Notice having been given and public hearing held, as provided by law, that the Massachusetts Electric Company d/b/a NATIONAL GRID be and it is hereby granted permission to excavate the public highways and to run and maintain underground electric conduits, together with such sustaining and protecting fixtures as said company may deem necessary, in the public way or ways hereinafter referred to, and to make the necessary house connections along said extensions, as requested in petition with said company dated the 9th day of June, 2026.

Said underground electric conduits shall be located substantially in accordance with the plan filed herewith marked – River Street - Beverly, Massachusetts.

The following are the public ways or part of ways along which the underground electric conduits above referred to may be laid:

WR# 30294623

River Street - National Grid to install underground facilities on River Street. Beginning at a point approximately 30 feet West of the centerline of the intersection of Federal Street and River Street and continuing approximately 3200 feet in a Northerly direction. National Grid to install approximately 3,000 of electrical duct bank, of various dimensions, starting at existing Manhole 5 on River Street, going east on Federal Street, north on Park Street, East on Elliott Street, north on Rantoul Street, and east on Lenox Street. End point on Lenox Street is a new riser pole requested in WR #30294624. 9 new electrical manholes are requested to be part of the route. Beverly, MA.

I hereby certify that the foregoing order was adopted at a meeting of the

.....

....., held on the day of, 20

....., 20

Received and entered in the records of location orders of the City/Town of

Book Page

Attest:

.....

..... hereby certify that on20....., at o'clock, ...M

at, a public hearing was held on the petition of Massachusetts Electric Company d/b/a NATIONAL GRID for permission to construct the underground electric conduits described in the order herewith recorded, and that I mailed at least seven days before said hearing a written notice of the time and place of said hearing to each of the owners of real estate (as determined by the last preceding assessment for taxation) along the ways or parts of ways upon which the Company is permitted to construct the underground electric conduits under said order. And that thereupon said order was duly adopted.

.....

.....

.....



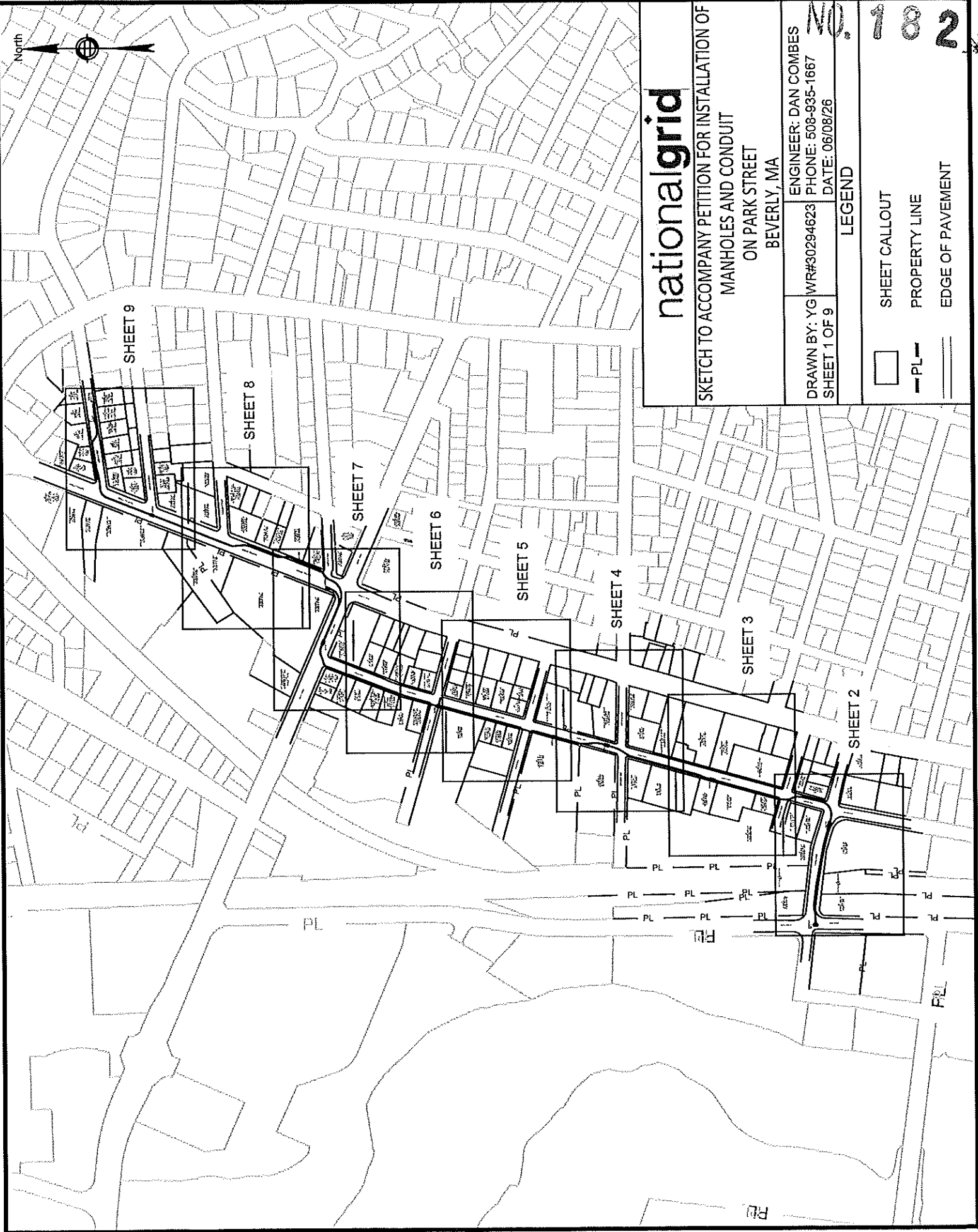
nationalgrid

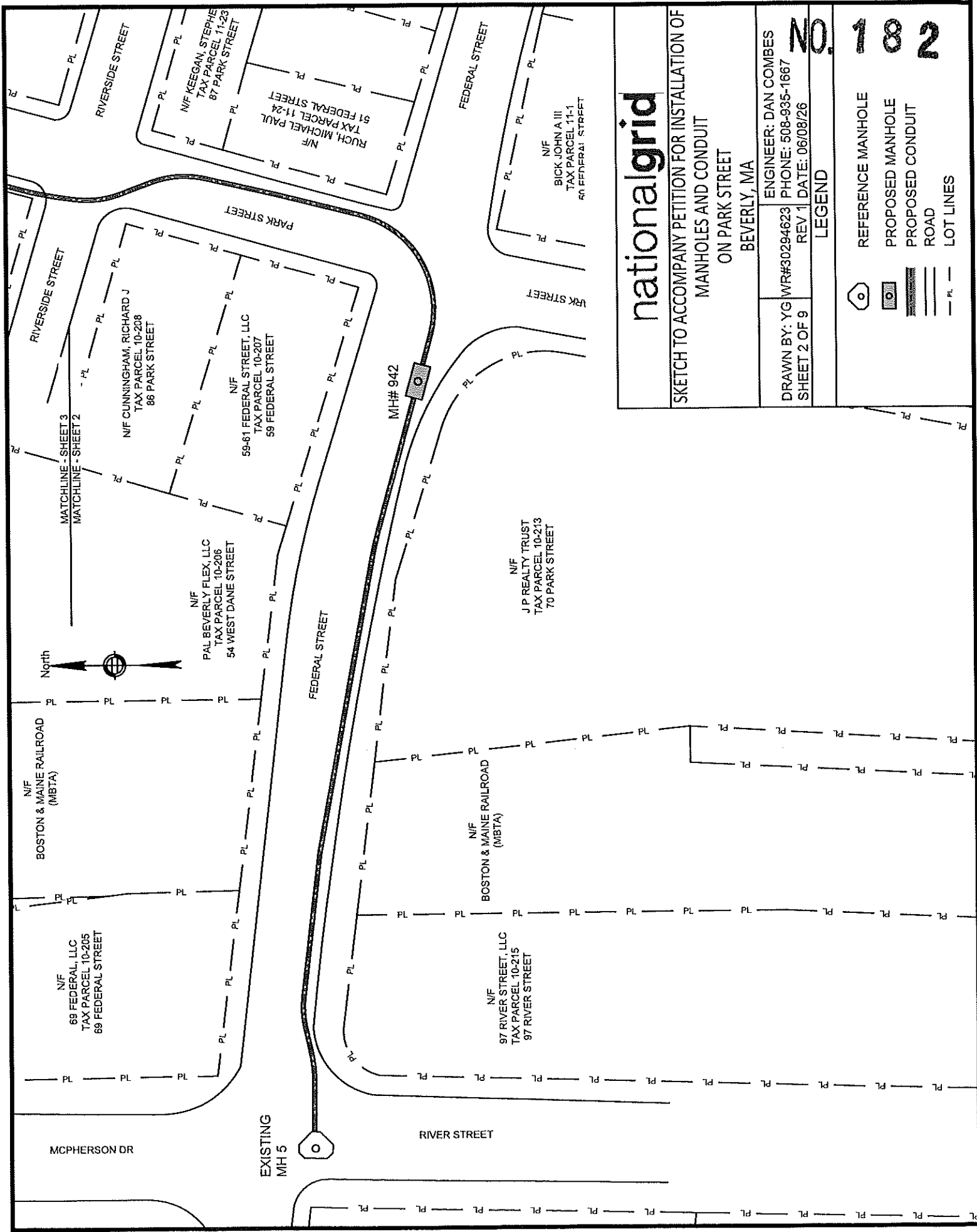
SKETCH TO ACCOMPANY PETITION FOR INSTALLATION OF
MANHOLES AND CONDUIT
ON PARK STREET
BEVERLY, MA

ENGINEER: DAN COMBES
DRAWN BY: YG WR#30294623 PHONE: 508-935-1667
SHEET 1 OF 9 DATE: 06/08/26

LEGEND
SHEET CALLOUT
PROPERTY LINE
EDGE OF PAVEMENT

NO. 182





nationalgrid

SKETCH TO ACCOMPANY PETITION FOR INSTALLATION OF
 MANHOLES AND CONDUIT
 ON PARK STREET
 BEVERLY, MA

ENGINEER: DAN COMBES
 PHONE: 508-935-1667
 DRAWN BY: YG W/R#30294623
 REV 1 DATE: 06/08/26
 SHEET 2 OF 9

LEGEND

- REFERENCE MANHOLE
- ◻ PROPOSED MANHOLE
- ▨ PROPOSED CONDUIT
- ▬ ROAD
- PL - LOT LINES






No. 182

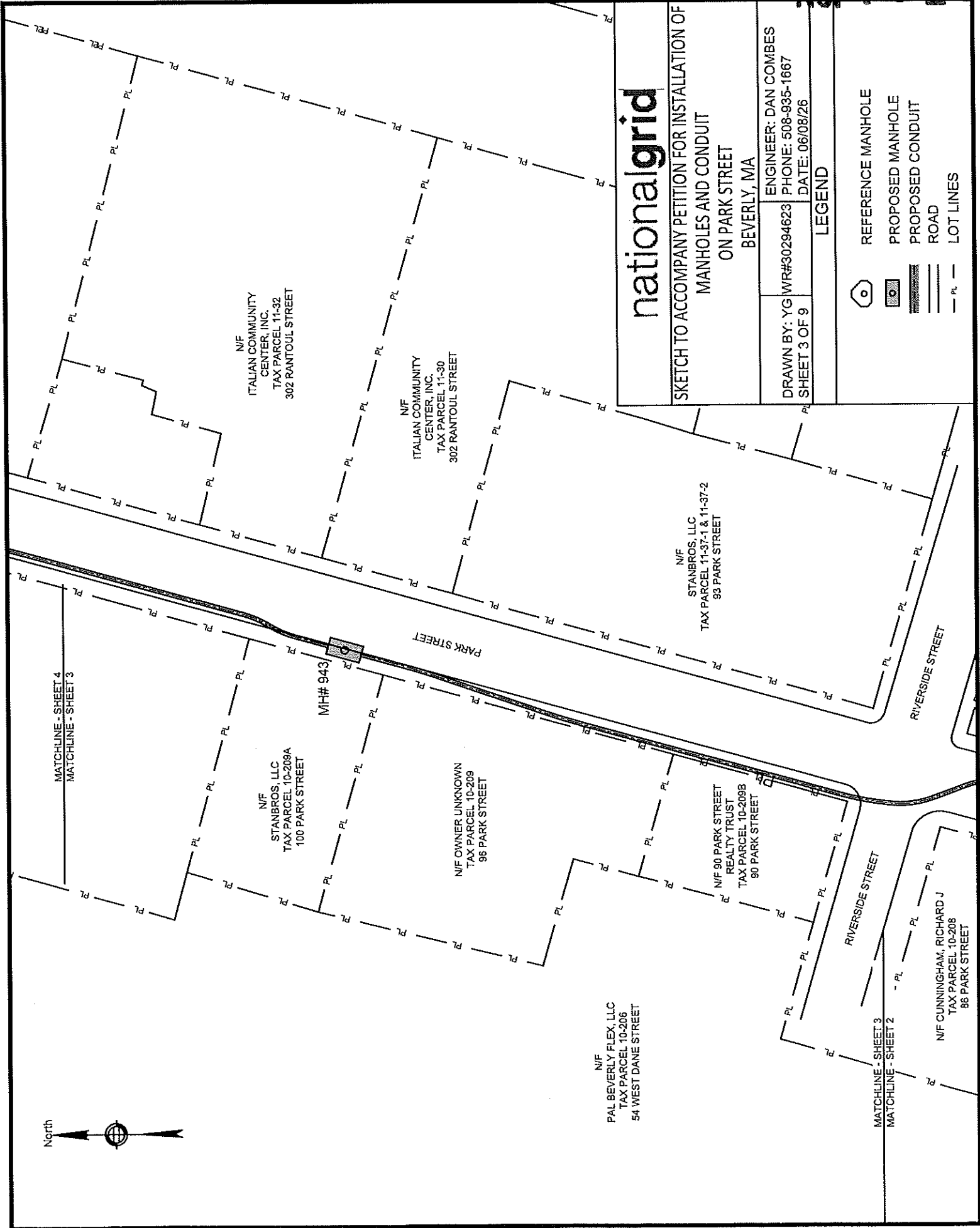
nationalgrid

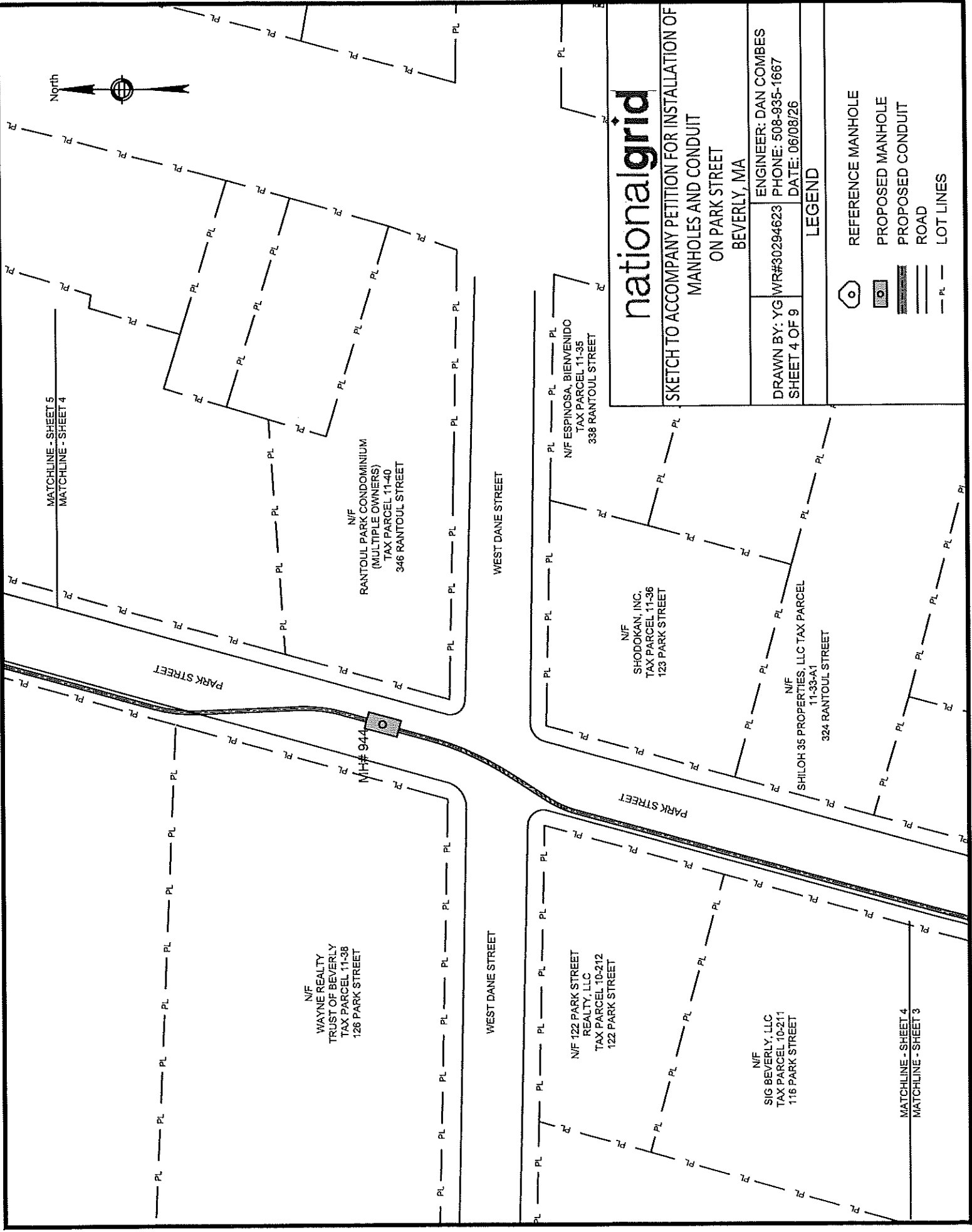
SKETCH TO ACCOMPANY PETITION FOR INSTALLATION OF
MANHOLES AND CONDUIT
ON PARK STREET
BEVERLY, MA

ENGINEER: DAN COMBES
DRAWN BY: YG WRR#30294623 PHONE: 508-935-1667
SHEET 3 OF 9 DATE: 06/08/26

LEGEND

-  REFERENCE MANHOLE
-  PROPOSED MANHOLE
-  PROPOSED CONDUIT
-  ROAD
-  LOT LINES










nationalgrid

SKETCH TO ACCOMPANY PETITION FOR INSTALLATION OF
MANHOLES AND CONDUIT
ON PARK STREET
BEVERLY, MA

ENGINEER: DAN COMBES
PHONE: 508-935-1667
DATE: 06/08/26
DRAWN BY: YG W/R#30294623
SHEET 4 OF 9

LEGEND

-  REFERENCE MANHOLE
-  PROPOSED MANHOLE
-  PROPOSED CONDUIT
-  ROAD
-  LOT LINES

MATCHLINE - SHEET 5
MATCHLINE - SHEET 4

N/F
RANTOUL PARK CONDOMINIUM
(MULTIPLE OWNERS)
TAX PARCEL 11-40
346 RANTOUL STREET

WEST DANE STREET

N/F ESPINOSA, BIENVENIDO
TAX PARCEL 11-35
338 RANTOUL STREET

N/F
SHODOKAN, INC.
TAX PARCEL 11-36
123 PARK STREET

N/F
SHILOH 35 PROPERTIES, LLC TAX PARCEL
11-33-A1
324 RANTOUL STREET

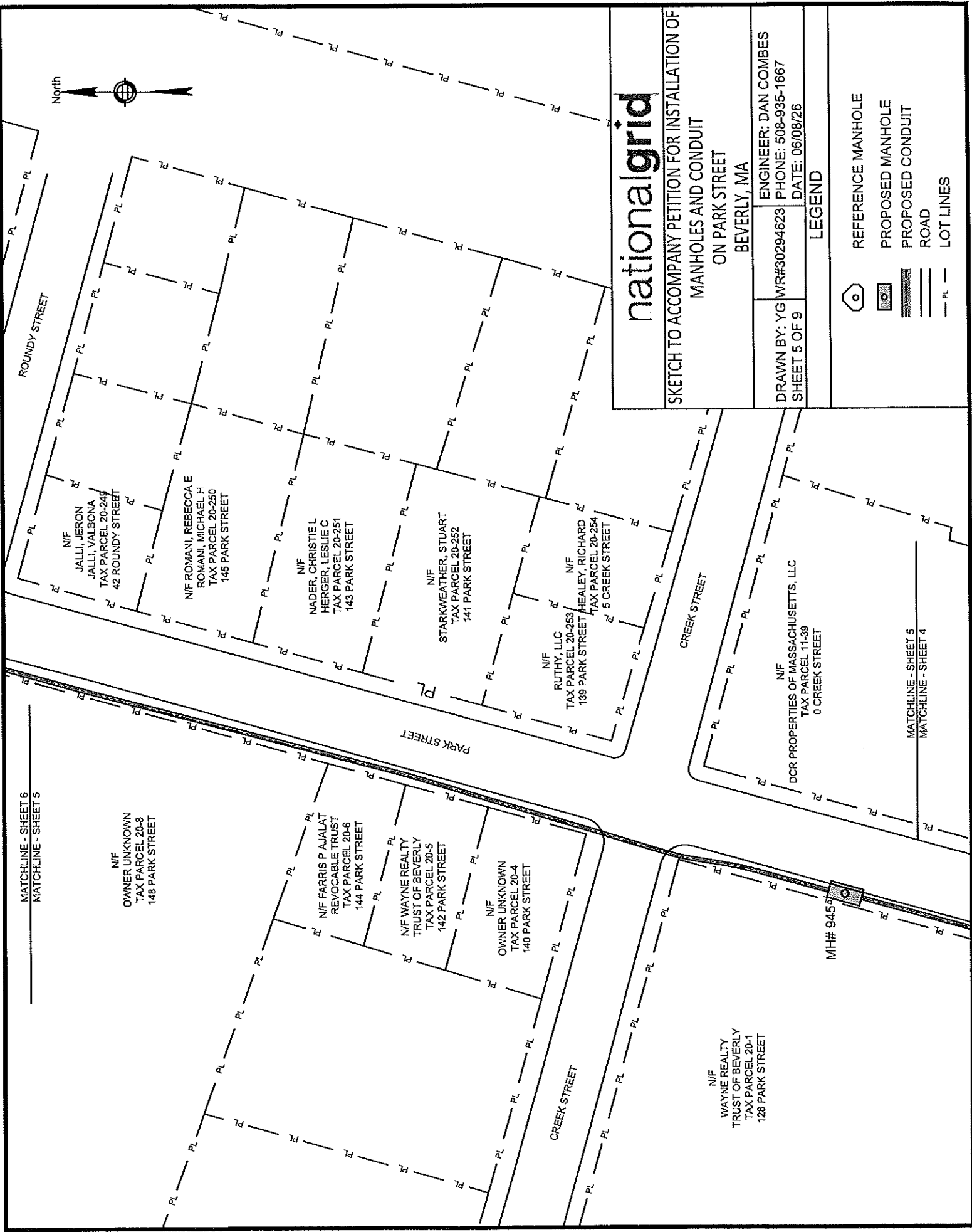
N/F
WAYNE REALTY
TRUST OF BEVERLY
TAX PARCEL 11-38
126 PARK STREET

WEST DANE STREET

N/F 122 PARK STREET
REALTY, LLC
TAX PARCEL 10-212
122 PARK STREET

N/F
SIG BEVERLY, LLC
TAX PARCEL 10-211
116 PARK STREET

MATCHLINE - SHEET 4
MATCHLINE - SHEET 3



nationalgrid

SKETCH TO ACCOMPANY PETITION FOR INSTALLATION OF
MANHOLES AND CONDUIT
ON PARK STREET
BEVERLY, MA

ENGINEER: DAN COMBES
PHONE: 508-935-1667
DRAWN BY: YG WR#30294623
DATE: 06/08/26
SHEET 5 OF 9

LEGEND

- REFERENCE MANHOLE
- PROPOSED MANHOLE
- PROPOSED CONDUIT
- ROAD
- LOT LINES

MATCHLINE - SHEET 6
MATCHLINE - SHEET 5

NIF
OWNER UNKNOWN
TAX PARCEL 20-8
148 PARK STREET

NIF FARRIS P AJALAT
REVOCABLE TRUST
TAX PARCEL 20-6
144 PARK STREET

NIF WAYNE REALTY
TRUST OF BEVERLY
TAX PARCEL 20-5
142 PARK STREET

NIF
OWNER UNKNOWN
TAX PARCEL 20-4
140 PARK STREET

NIF
WAYNE REALTY
TRUST OF BEVERLY
TAX PARCEL 20-1
128 PARK STREET

MI# 945

NIF
JALLI, JERON
JALLI, VALBONA
TAX PARCEL 20-249
42 ROUNDY STREET

NIF ROMANI, REBECCA E
ROMANI, MICHAEL H
TAX PARCEL 20-250
145 PARK STREET

NIF
NADER, CHRISTIE L
HERGER, LESLIE C
TAX PARCEL 20-251
143 PARK STREET

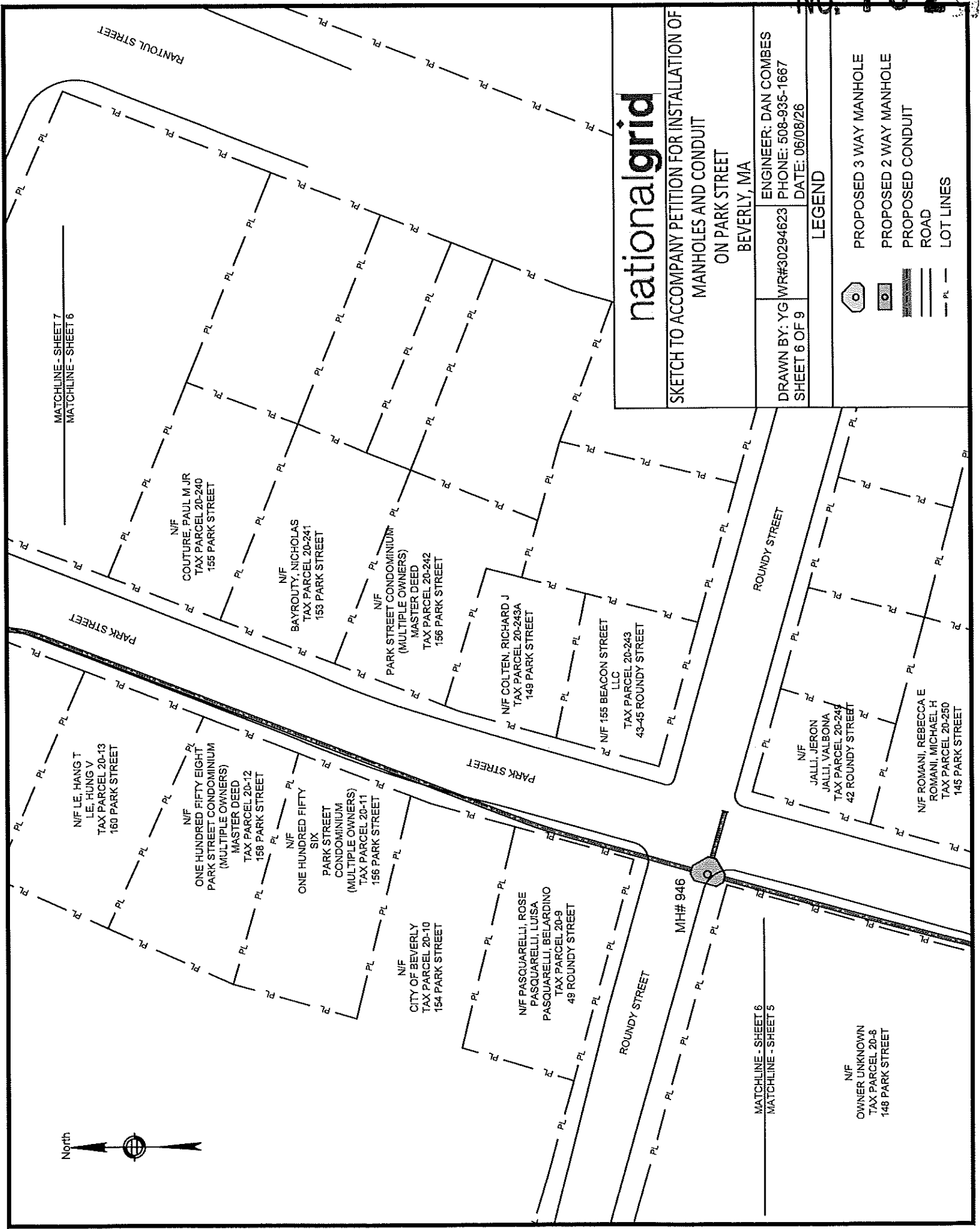
NIF
STARKWEATHER, STUART
TAX PARCEL 20-252
141 PARK STREET

NIF
RUTHY, LLC
TAX PARCEL 20-253
139 PARK STREET

NIF
HEALEY, RICHARD
TAX PARCEL 20-254
5 CREEK STREET

NIF
DCR PROPERTIES OF MASSACHUSETTS, LLC
TAX PARCEL 11-39
0 CREEK STREET

MATCHLINE - SHEET 5
MATCHLINE - SHEET 4







nationalgrid

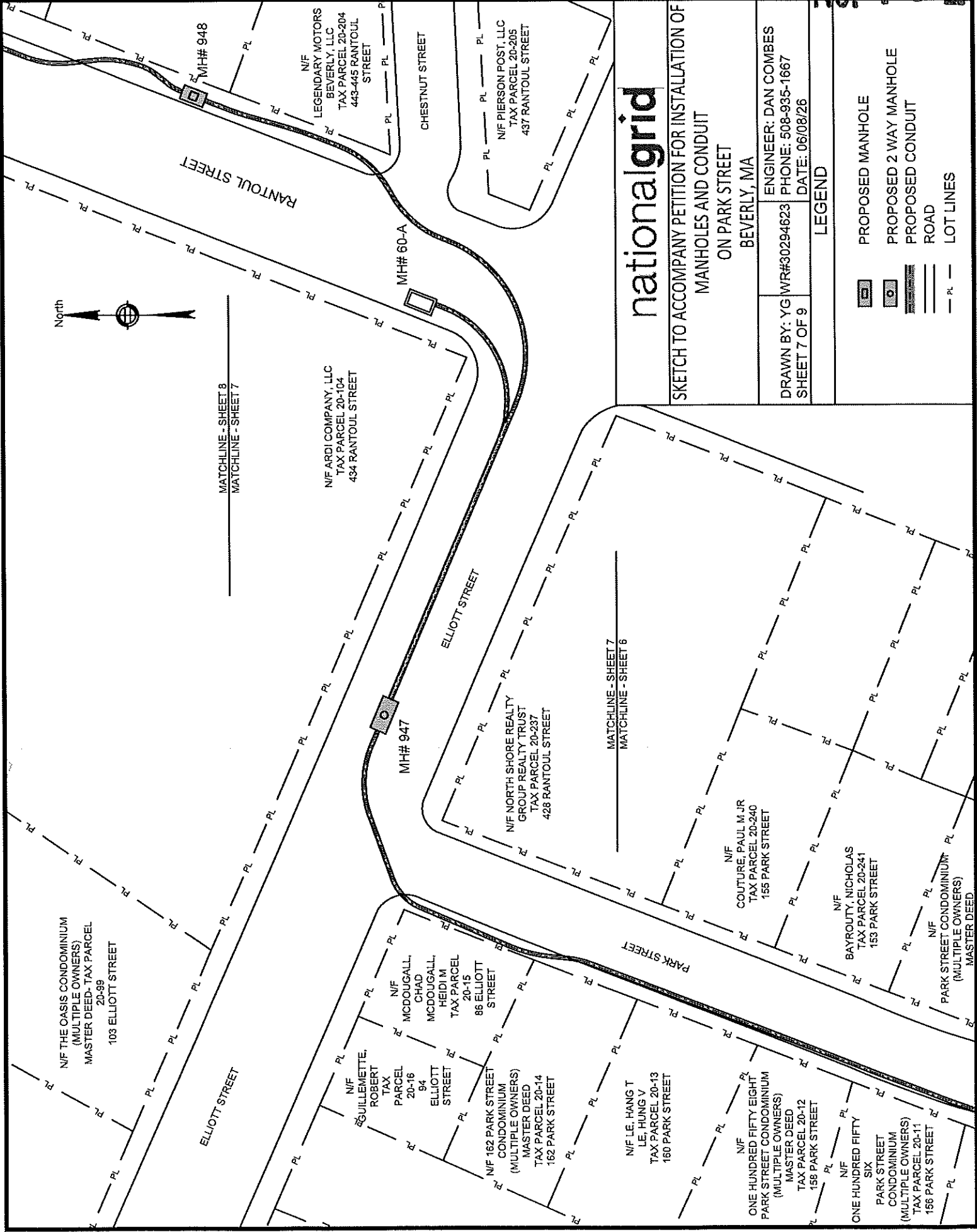
SKETCH TO ACCOMPANY PETITION FOR INSTALLATION OF
MANHOLES AND CONDUIT
ON PARK STREET
BEVERLY, MA

ENGINEER: DAN COMBES
 PHONE: 508-935-1667
 DRAWN BY: YG WRF#30294623
 SHEET 6 OF 9
 DATE: 06/08/26

LEGEND

-  PROPOSED 3 WAY MANHOLE
-  PROPOSED 2 WAY MANHOLE
-  PROPOSED CONDUIT ROAD
-  LOT LINES





nationalgrid

SKETCH TO ACCOMPANY PETITION FOR INSTALLATION OF
MANHOLES AND CONDUIT
ON PARK STREET
BEVERLY, MA

ENGINEER: DAN COMBES
 DRAWN BY: YG WR#30294623 PHONE: 508-935-1667
 SHEET 7 OF 9 DATE: 06/08/26

LEGEND	
	PROPOSED MANHOLE
	PROPOSED 2 WAY MANHOLE
	PROPOSED CONDUIT
	ROAD
	LOT LINES



MATCHLINE - SHEET 8
 MATCHLINE - SHEET 7

MATCHLINE - SHEET 7
 MATCHLINE - SHEET 6

N/F THE OASIS CONDOMINIUM
 (MULTIPLE OWNERS)
 MASTER DEED - TAX PARCEL
 20-99
 103 ELLIOTT STREET

N/F ARDI COMPANY, LLC
 TAX PARCEL 20-104
 434 RANTOUL STREET

N/F GUILLEMETTE,
 ROBERT
 TAX PARCEL
 20-16
 94
 ELLIOTT
 STREET

N/F MCDUGALL,
 CHAD
 MCDUGALL,
 HEIDI M
 TAX PARCEL
 20-15
 86 ELLIOTT
 STREET

N/F 162 PARK STREET
 CONDOMINIUM
 (MULTIPLE OWNERS)
 MASTER DEED
 TAX PARCEL 20-14
 162 PARK STREET

N/F LE, HANG T
 LE, HUNG V
 TAX PARCEL 20-13
 160 PARK STREET

ONE HUNDRED FIFTY EIGHT
 PARK STREET CONDOMINIUM
 (MULTIPLE OWNERS)
 MASTER DEED
 TAX PARCEL 20-12
 158 PARK STREET

ONE HUNDRED FIFTY
 SIX
 PARK STREET
 CONDOMINIUM
 (MULTIPLE OWNERS)
 TAX PARCEL 20-11
 156 PARK STREET

N/F NORTH SHORE REALTY
 GROUP REALTY TRUST
 TAX PARCEL 20-237
 428 RANTOUL STREET

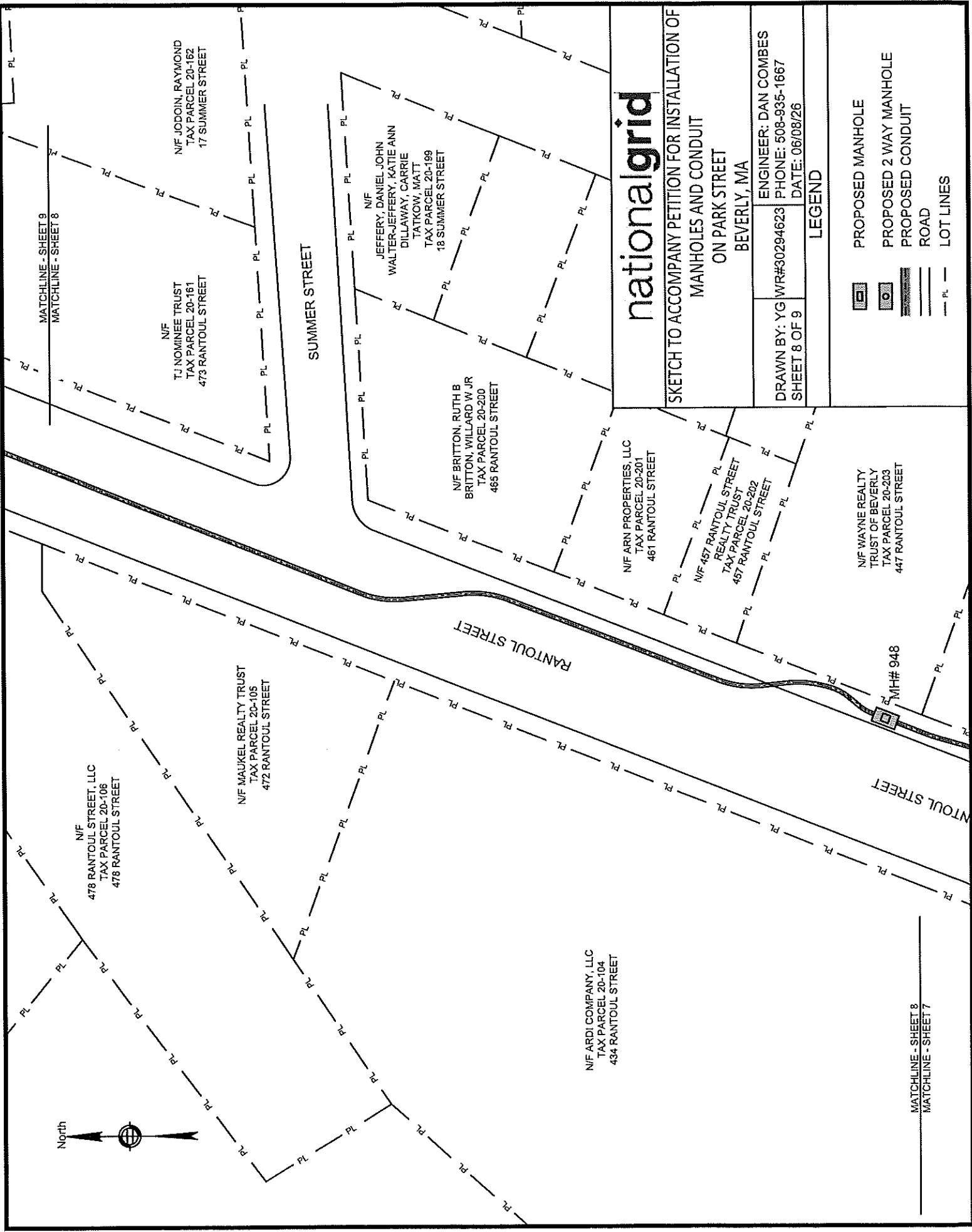
N/F COUTURE, PAUL M JR
 TAX PARCEL 20-240
 155 PARK STREET

N/F BAYROUTY, NICHOLAS
 TAX PARCEL 20-241
 153 PARK STREET

N/F PARK STREET CONDOMINIUM
 (MULTIPLE OWNERS)
 MASTER DEED

N/F PIERSON POST, LLC
 TAX PARCEL 20-205
 437 RANTOUL STREET

N/F LEGENDARY MOTORS
 BEVERLY, LLC
 TAX PARCEL 20-204
 443-445 RANTOUL
 STREET



MATCHLINE - SHEET 9
MATCHLINE - SHEET 8

NIF JODOIN, RAYMOND
TAX PARCEL 20-162
17 SUMMER STREET

NIF TJ NOMINEE TRUST
TAX PARCEL 20-161
473 RANTOUL STREET

SUMMER STREET

NIF JEFFERY, DANIEL JOHN
WALTER-JEFFERY, KATIE ANN
DILLAWAY, CARRIE
TATKOW, MATT
TAX PARCEL 20-199
18 SUMMER STREET






NIF BRITTON, RUTH B
BRITTON, WILLARD W JR
TAX PARCEL 20-200
465 RANTOUL STREET

nationalgrid

SKETCH TO ACCOMPANY PETITION FOR INSTALLATION OF
MANHOLES AND CONDUIT
ON PARK STREET
BEVERLY, MA

ENGINEER: DAN COMBES
DRAWN BY: YG | WR#30294623 | PHONE: 508-935-1667
SHEET 8 OF 9 | DATE: 06/08/26

LEGEND

-  PROPOSED MANHOLE
-  PROPOSED 2 WAY MANHOLE
-  PROPOSED CONDUIT
-  ROAD
-  LOT LINES

NIF 478 RANTOUL STREET, LLC
TAX PARCEL 20-106
478 RANTOUL STREET

NIF MAUKEL REALTY TRUST
TAX PARCEL 20-105
472 RANTOUL STREET

RANTOUL STREET

NIF ARDI COMPANY, LLC
TAX PARCEL 20-104
434 RANTOUL STREET

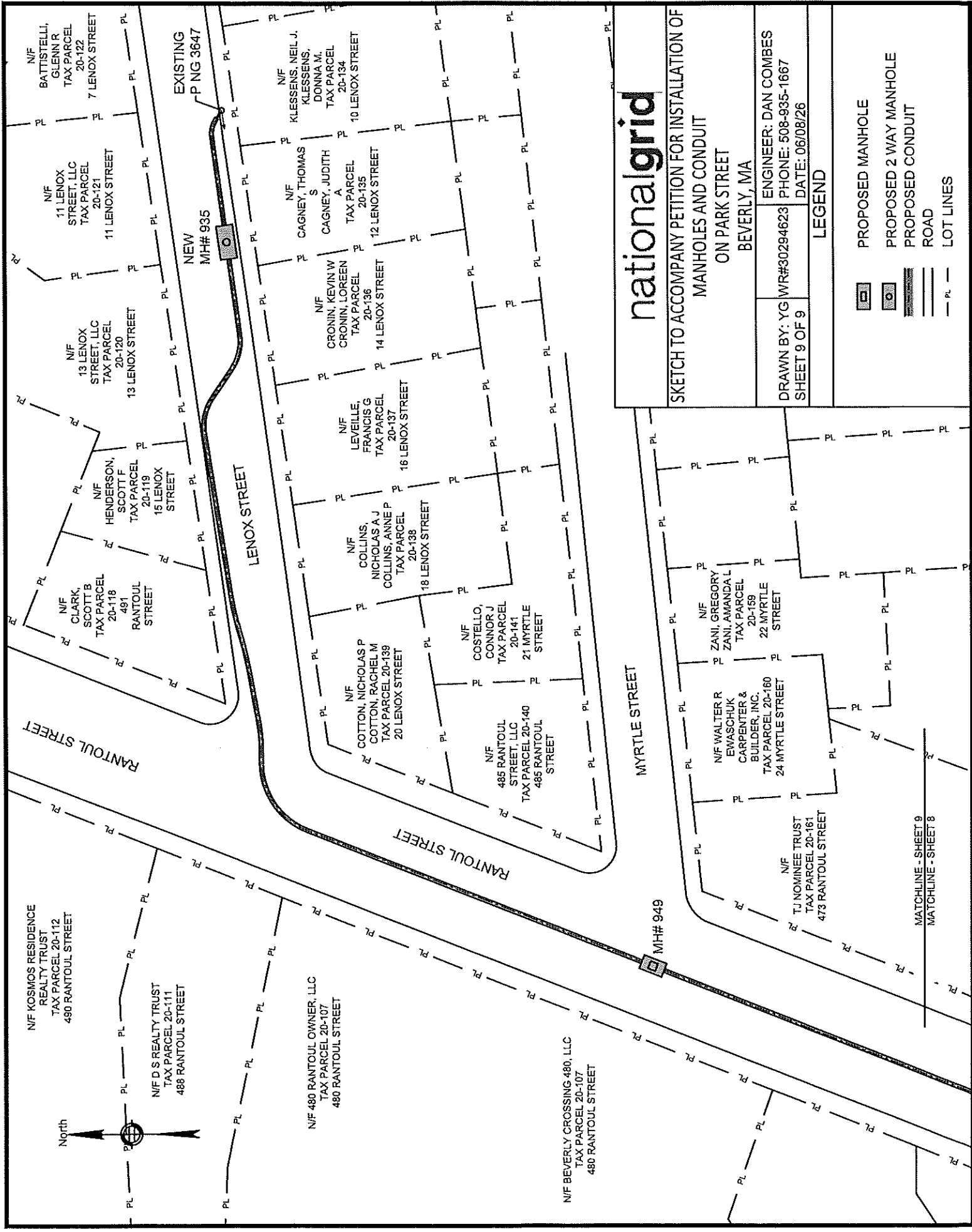
NIF ARN PROPERTIES, LLC
TAX PARCEL 20-201
461 RANTOUL STREET

NIF 457 RANTOUL STREET
REALTY TRUST
TAX PARCEL 20-202
457 RANTOUL STREET

NIF WAYNE REALTY
TRUST OF BEVERLY
TAX PARCEL 20-203
447 RANTOUL STREET

MH# 948

MATCHLINE - SHEET 8
MATCHLINE - SHEET 7



nationalgrid

SKETCH TO ACCOMPANY PETITION FOR INSTALLATION OF
MANHOLES AND CONDUIT
ON PARK STREET
BEVERLY, MA

DRAWN BY: YG WR#30294623 SHEET 9 OF 9
ENGINEER: DAN COMBES PHONE: 508-935-1667 DATE: 06/08/26

LEGEND

- PROPOSED MANHOLE
- PROPOSED 2 WAY MANHOLE
- PROPOSED CONDUIT
- ROAD
- LOT LINES

site_addr	city	zip	owner1	own_addr	own_city	own_state	own_zip	addr_num	full_str
162 PARK ST	BEVERLY	01915	KB & BK LIVING TRUST	162 PARK ST UNIT 1	BEVERLY	MA	01915	162	PARK ST
162 PARK ST	BEVERLY	01915	LENTINE ADAM MICHAEL	18 EMPIRE ST	LYNN	MA	01902	162	PARK ST
162 PARK ST	BEVERLY	01915	LENTINE ADAM MICHAEL	162 PARK STREET UNIT 3	BEVERLY	MA	01915	162	PARK ST
461 RANTOUL ST	BEVERLY	01915	ARN PROPERTIES LLC	203 WASHINGTON ST SUITE 316	SALEM	MA	01970	461	RANTOUL ST
14 LENOX ST	BEVERLY	01915	CRONIN KEVIN W	14 LENOX ST	BEVERLY	MA	01915	14	LENOX ST
123 PARK ST	BEVERLY	01915	SHODOKAN INC	123 PARK ST	BEVERLY	MA	01915	123	PARK ST
302 RANTOUL ST	BEVERLY	01915	BEVERLY LODGE NO 1309 OF THE	39 BOW ST	BEVERLY	MA	01915	302	RANTOUL ST
428 RANTOUL ST	BEVERLY	01915	SLOANE MARSHALL M ETAL	195 MARKET ST	LYNN	MA	01901	428	RANTOUL ST
43 -45 ROUNDY ST	BEVERLY	01915	155 BEACON STREET LLC	203 WASHINGTON ST STE 316	SALEM	MA	01970	43	ROUNDY ST
148 PARK ST	BEVERLY	01915	CITY OF BEVERLY	148 PARK & ROUNDY ST	BEVERLY	MA	01915	148	PARK ST
5 LENOX ST	BEVERLY	01915	OLESON JEREMY M	5 LENOX ST	BEVERLY	MA	01915	5	LENOX ST
59 FEDERAL ST	BEVERLY	01915	59-61 FEDERAL STREET LLC	40 WESTERN AVE	BEVERLY	MA	01915	59	FEDERAL ST
491 RANTOUL ST	BEVERLY	01915	CLARK SCOTT B	491 RANTOUL ST	BEVERLY	MA	01915	491	RANTOUL ST
485 RANTOUL ST	BEVERLY	01915	485 RANTOUL STREET LLC	18 KING TER	BEVERLY	MA	01915	485	RANTOUL ST
94 ELLIOTT ST	BEVERLY	01915	GUILLEMETTE ROBERT	94 ELLIOTT ST	BEVERLY	MA	01915	94	ELLIOTT ST
434 RANTOUL ST	BEVERLY	01915	ARDI COMPANY LLC	635 MASS AVE SUITE 10	ARLINGTON	MA	02476	434	RANTOUL ST
11 LENOX ST	BEVERLY	01915	11 LENOX STREET LLC	P O BOX 496	BEVERLY	MA	01915	11	LENOX ST
140 PARK ST	BEVERLY	01915	WAYNE REALTY TRUST	128 PARK ST	BEVERLY	MA	01915	140	PARK ST
154 PARK ST	BEVERLY	01915	CITY OF BEVERLY	191 CABOT ST	BEVERLY	MA	01915	154	PARK ST
12 LENOX ST	BEVERLY	01915	CAHILL JAMES M JR	12 LENOX STREET	BEVERLY	MA	01915	12	LENOX ST
93 PARK ST	BEVERLY	01915	STANBROS LLC	96 PARK STREET	BEVERLY	MA	01915	93	PARK ST
93 PARK ST	BEVERLY	01915	STANBROS LLC	PO BOX 196	BEVERLY	MA	01915	93	PARK ST
70 PARK ST	BEVERLY	01915	J P REALTY TRUST	57 RIVER ST	DANVERS	MA	01923	70	PARK ST
156 PARK ST	BEVERLY	01915	DUZZ BONNIE	156 PARK ST UNIT 1	BEVERLY	MA	01915	156	PARK ST
156 PARK ST	BEVERLY	01915	GAUDET SHEILA E	156 PARK ST Unit 2	BEVERLY	MA	01915	156	PARK ST
156 PARK ST	BEVERLY	01915	KOCANI MICHAEL	156 PARK ST Unit 3	BEVERLY	MA	01915	156	PARK ST
42 ROUNDY ST	BEVERLY	01915	BUZI VALBONA	42 ROUNDY ST	BEVERLY	MA	01915	42	ROUNDY ST
16 LENOX ST	BEVERLY	01915	LEVEILLE FRANCIS	16 LENOX ST	BEVERLY	MA	01915	16	LENOX ST
141 PARK ST	BEVERLY	01915	STARKWEATHER STUART	141 PARK ST	BEVERLY	MA	01915	141	PARK ST
472 RANTOUL ST	BEVERLY	01915	MAUKEL REALTY TRUST	472-474 RANTOUL STREET	BEVERLY	MA	01915	472	RANTOUL ST
158 PARK ST	BEVERLY	01915	RUBINO DOMINIC	158 PARK ST U2	BEVERLY	MA	01915	158	PARK ST
158 PARK ST	BEVERLY	01915	HUBER DIANNE MARIE BERTULLI	158 PARK ST U3	BEVERLY	MA	01915	158	PARK ST
158 PARK ST	BEVERLY	01915	CHEEVER MAREADAN	158 PARK ST U1	BEVERLY	MA	01915	158	PARK ST
158 PARK ST	BEVERLY	01915	SAVALIA PAYAL K	7 MOORE CIRCLE	DANVERS	MA	01923	158	PARK ST
158 PARK ST	BEVERLY	01915	MARINELLO MELANIE	158 PARK ST U5	BEVERLY	MA	01915	158	PARK ST
51 FEDERAL ST	BEVERLY	01915	RUCH MICHAEL PAUL	10150 BLUE SKY TRAIL	CONIFER	CO	80433	51	FEDERAL ST
96 PARK ST	BEVERLY	01915	STANDLEY BROS RLTY TR	96 PARK ST	BEVERLY	MA	01915	96	PARK ST
447 RANTOUL ST	BEVERLY	01915	WAYNE REALTY TRUST OF BEVERLY	128 PARK ST	BEVERLY	MA	01915	447	RANTOUL ST
465 RANTOUL ST	BEVERLY	01915	BRITTON WILLARD W JR	29 ENGLISH COMMONS	TOPSFIELD	MA	01983	465	RANTOUL ST
90 PARK ST	BEVERLY	01915	90 PARK STREET REALTY TRUST	7 MORGAN DR	DANVERS	MA	01923	90	PARK ST
10 LENOX ST	BEVERLY	01915	KLESSENS NEIL J	10 LENOX ST	BEVERLY	MA	01915	10	LENOX ST
151 PARK ST	BEVERLY	01915	MCGLYNN KATHERINE P	343 EAST LAKESHORE DR	HIGHLAND LAKES	NJ	07422	151	PARK ST
151 PARK ST	BEVERLY	01915	FITZPATRICK BRIAN J	151 PARK ST U3	BEVERLY	MA	01915	151	PARK ST

151 PARK ST	BEVERLY	01915	VERDE ARLENE	151 PARK ST UNIT 1	BEVERLY	MA	01915	151	PARK ST
8 LENOX ST	BEVERLY	01915	SHEVLIN CRAIG J	8 LENOX ST	BEVERLY	MA	01915	8	LENOX ST
437 RANTOUL ST	BEVERLY	01915	PIERSON POST LLC	1 CURTIS ST	EAST BOSTON	MA	02128	437	RANTOUL ST
69 FEDERAL ST	BEVERLY	01915	69 FEDERAL LLC	P O BOX 578	WENHAM	MA	01984	69	FEDERAL ST
324 RANTOUL ST	BEVERLY	01915	ADONIS PROPERTIES LLC	17 HULL ST	WENHAM	MA	01984	324	RANTOUL ST
324 RANTOUL ST	BEVERLY	01915	SHLOH 35 PROPERTIES LLC	PO BOX 55	BEVERLY	MA	01915	324	RANTOUL ST
324 RANTOUL ST	BEVERLY	01915	NEARIS MERRILL & JR	115 CROSS LN	BEVERLY	MA	01915	324	RANTOUL ST
115 PARK ST	BEVERLY	01915	BELANGER REALTY LLC	97 PARK ST	BEVERLY	MA	01915	115	PARK ST
115 PARK ST	BEVERLY	01915	BELANGER REALTY LLC	97 PARK ST	BEVERLY	MA	01915	115	PARK ST
142 PARK ST	BEVERLY	01915	WYANE REALTY TRUST	128 PARK ST	BEVERLY	MA	01915	142	PARK ST
443-445 RANTOUL ST	BEVERLY	01915	LEGENDARY MOTORS BEVERLY LLC	34 BRIDGE ST	SALEM	MA	01970	443	RANTOUL ST
149 PARK ST	BEVERLY	01915	COLTEN RICHARD J	15 ROBINSON RD	BEVERLY	MA	01915	149	PARK ST
478 RANTOUL ST	BEVERLY	01915	RANTOUL ST DEVELOPMENT LLC	14 LEXINGTON ST	STONEHAM	MA	02180	478	RANTOUL ST
304 RANTOUL ST	BEVERLY	01915	BEVERLY LODGE NO 1309 OF THE	39 BOW ST	BEVERLY	MA	01915	304	RANTOUL ST
348 RANTOUL ST	BEVERLY	01915	BALDASSARRE CATHERINE M	348 RANTOUL ST U204	BEVERLY	MA	01915	348	RANTOUL ST
348 RANTOUL ST	BEVERLY	01915	GILLIGAN BERNADETTE PATRICIA	348 RANTOUL ST UNIT 206	BEVERLY	MA	01915	348	RANTOUL ST
348 RANTOUL ST	BEVERLY	01915	STRANAHAN KILEIGH	487 E BROADWAY UNIT 3F	BOSTON	MA	02127	348	RANTOUL ST
348 RANTOUL ST	BEVERLY	01915	SAUVAGEAU BRIAN	348 RANTOUL ST U205	BEVERLY	MA	01915	348	RANTOUL ST
346 RANTOUL ST	BEVERLY	01915	I P W REALTY TRUST	P O BOX 817	NEEDHAM	MA	02494	346	RANTOUL ST
348 RANTOUL ST	BEVERLY	01915	THOMAS SIDERI 2023 TRUST	348 RANTOUL ST U201	BEVERLY	MA	01915	348	RANTOUL ST
348 RANTOUL ST	BEVERLY	01915	FEDERAL NATIONAL MORTGAGE ASSC	5600 GRANITE PKWY VII	PLANO	TX	75024	348	RANTOUL ST
348 RANTOUL ST	BEVERLY	01915	OLIVE GROVE PROPERTIES LLC	8 HAWTHORNE BLVD	SALEM	MA	01970	348	RANTOUL ST
348 RANTOUL ST	BEVERLY	01915	LOVATT JAMES E	348 RANTOUL ST U208	BEVERLY	MA	01915	348	RANTOUL ST
348 RANTOUL ST	BEVERLY	01915	DAVIS EBENE	348 RANTOUL ST U301	BEVERLY	MA	01915	348	RANTOUL ST
348 RANTOUL ST	BEVERLY	01915	SANTORELLI NICOLE	348 RANTOUL ST UNIT 302	BEVERLY	MA	01915	348	RANTOUL ST
348 RANTOUL ST	BEVERLY	01915	HEGARTY NICHOLAS J	348 RANTOUL ST U303	BEVERLY	MA	01915	348	RANTOUL ST
348 RANTOUL ST	BEVERLY	01915	BOYER CASSANDRA A	348 RANTOUL ST UNIT 304	BEVERLY	MA	01915	348	RANTOUL ST
348 RANTOUL ST	BEVERLY	01915	PORZIO ROBERT L	348 RANTOUL ST U305	BEVERLY	MA	01915	348	RANTOUL ST
348 RANTOUL ST	BEVERLY	01915	FANNING THOMAS	348 RANTOUL ST Unit 306	BEVERLY	MA	01915	348	RANTOUL ST
348 RANTOUL ST	BEVERLY	01915	ROSS RICHARD P	160 OCEAN AVE	SALEM	MA	01970	348	RANTOUL ST
348 RANTOUL ST	BEVERLY	01915	KAVENSKY HANNAH	348 RANTOUL ST U308	BEVERLY	MA	01915	348	RANTOUL ST
4 MCPHERSON DR	BEVERLY	01915	CITY OF BEVERLY	191 CABOT ST	BEVERLY	MA	01915	4	MCPHERSON DR
488 RANTOUL ST	BEVERLY	01915	BRITTON WILLARD W JR	29 ENGLISH COMMONS	TOPSFIELD	MA	01983	488	RANTOUL ST
0 CREEK ST	BEVERLY	01915	DCR PROPERTIES OF MA LLC	1127 SOUTH MAIN ST	PALMER	MA	01069	0	CREEK ST
49 ROUNDY ST	BEVERLY	01915	PASQUARELLI ROSE	49 ROUNDY ST	BEVERLY	MA	01915	49	ROUNDY ST
155 PARK ST	BEVERLY	01915	COUTURE PAUL M JR	155 PARK STREET	BEVERLY	MA	01915	155	PARK ST
480 RANTOUL ST	BEVERLY	01915	480 RANTOUL OWNER LLC	733 THIRD AVE FL 24	NEW YORK	NY	10017	480	RANTOUL ST
20 LENOX ST	BEVERLY	01915	COTTON NICHOLAS P	20 LENOX ST	BEVERLY	MA	01915	20	LENOX ST
100 RIVER ST	BEVERLY	01915	CG BEVERLY LIMITED PARTNERSHIP	3399 PEACHTREE RD NE STE 600	ATLANTA	GA	30326	100	RIVER ST
143 PARK ST	BEVERLY	01915	NADER CHRISTIE L	143 PARK ST	BEVERLY	MA	01915	143	PARK ST
116-118 PARK ST	BEVERLY	01915	SIG BEVERLY LLC	225 FRANKLIN ST FL 26	BOSTON	MA	02110	116	PARK ST
144 PARK ST	BEVERLY	01915	FARRIS P AJALAT REV LIVING TR	32 ARTHUR ST U1	BEVERLY	MA	01915	144	PARK ST
457 RANTOUL ST	BEVERLY	01915	457 RANTOUL STREET REALTY TR	2 ELM TOP LN	BEVERLY	MA	01915	457	RANTOUL ST
7 LENOX ST	BEVERLY	01915	BATTISTELLI GLENN R	P O BOX 496	BEVERLY	MA	01915	7	LENOX ST

18 LENOX ST	BEVERLY 01915	COLLINS NICHOLAS A	18 LENOX ST	BEVERLY MA	01915	18	LENOX ST
86 ELLIOTT ST	BEVERLY 01915	MCDUGALL CHAD	11 PALUS DR	SALISBURY MA	01952	86	ELLIOTT ST
490 RANTOUL ST	BEVERLY 01915	KOSMOS RESIDENCE REALTY TRUST	3 MORTON HILL AVE	SWAMPSCOTT MA	01907	490	RANTOUL ST
15 LENOX ST	BEVERLY 01915	HENDERSON SCOTT F	15 LENOX ST	BEVERLY MA	01915	15	LENOX ST
86 PARK ST	BEVERLY 01915	CUNNINGHAM RICHARD J	21 JEWETT RD	BEVERLY MA	01915	86	PARK ST
13 LENOX ST	BEVERLY 01915	13 LENOX STREET LLC	P O BOX 486	BEVERLY MA	01915	13	LENOX ST
139 PARK ST	BEVERLY 01915	RUTHY LLC	3 VALLEY RD	MARBLEHEAD MA	01945	139	PARK ST
145 PARK ST	BEVERLY 01915	ROMANI MICHAEL H	51 WOOD LANE	BEVERLY MA	01915	145	PARK ST
54 ELLIOTT ST	BEVERLY 01915	OPFZ020 WG I LLC	PO BOX 1159	DEERFIELD IL	60015	54	ELLIOTT ST
97 RIVER ST	BEVERLY 01915	97 RIVER STREET LLC	88 HERON CIRCLE	GLOUCESTER MA	01930	97	RIVER ST
128 PARK ST	BEVERLY 01915	WAYNE REALTY TRUST OF BEVERLY	128 PARK ST	BEVERLY MA	01915	128	PARK ST
473 RANTOUL ST	BEVERLY 01915	TJ NOMINEE TRUST	18 RODERICK AVE	BEVERLY MA	01915	473	RANTOUL ST
100 PARK ST	BEVERLY 01915	STANBROS LLC	96 PARK ST	BEVERLY MA	01915	100	PARK ST
6 LENOX ST	BEVERLY 01915	FAVAZZA MICHAEL	6 LENOX ST UNIT A	BEVERLY MA	01915	6	LENOX ST
153 PARK ST	BEVERLY 01915	RICHARDS STEPHEN	6 LENOX ST U2	BEVERLY MA	01915	153	PARK ST
87 PARK ST	BEVERLY 01915	KEEGAN STEPHEN F	153 PARK ST	BEVERLY MA	01915	87	PARK ST
103 ELLIOTT ST	BEVERLY 01915	AUDETTE ROGER	8 CARRIE LANE	GLOUCESTER MA	01930	103	PARK ST
103 ELLIOTT ST	BEVERLY 01915	MAGGIACOMO EDMUND P	103 ELLIOTT ST U1	BEVERLY MA	01915	103	ELLIOTT ST
103 ELLIOTT ST	BEVERLY 01915	SWEENEY BRIAN	1209 S LAKE ST APT 215	LOS ANGELES CA	90006	103	ELLIOTT ST
103 ELLIOTT ST	BEVERLY 01915	FIDRYCH RACHEL THERESE	103 ELLIOTT ST U4	BEVERLY MA	01915	103	ELLIOTT ST
103 ELLIOTT ST	BEVERLY 01915	BOUCHER CHRISTOPHER DAVID	103 ELLIOTT ST UNIT 5	BEVERLY MA	01915	103	ELLIOTT ST
103 ELLIOTT ST	BEVERLY 01915	CANNON CAROL A	103 ELLIOTT ST U6	BEVERLY MA	01915	103	ELLIOTT ST
103 ELLIOTT ST	BEVERLY 01915	CHIN ADAM CAMBRIDGE	103 ELLIOTT ST U7	BEVERLY MA	01915	103	ELLIOTT ST
103 ELLIOTT ST	BEVERLY 01915	HOFFMAN DUSTIN R	103 ELLIOTT ST UNIT 8	BEVERLY MA	01915	103	ELLIOTT ST
103 ELLIOTT ST	BEVERLY 01915	VENERI JOHN	103 ELLIOTT ST U10	BEVERLY MA	01915	103	ELLIOTT ST
103 ELLIOTT ST	BEVERLY 01915	RUSTEKA TIMOTHY	103 ELLIOTT ST U11	BEVERLY MA	01915	103	ELLIOTT ST
103 ELLIOTT ST	BEVERLY 01915	STEVENS BARBARA A	103 ELLIOTT ST U12	BEVERLY MA	01915	103	ELLIOTT ST
103 ELLIOTT ST	BEVERLY 01915	MANDEVILLE SUSAN G	103 ELLIOTT ST U13	BEVERLY MA	01915	103	ELLIOTT ST
103 ELLIOTT ST	BEVERLY 01915	NIELSEN CHARLES	103 ELLIOTT ST U14	BEVERLY MA	01915	103	ELLIOTT ST
54 WEST DANE ST	BEVERLY 01915	MARY VITOLO LIVING TRUST	16 EAST ST	IPSWICH MA	01938	103	ELLIOTT ST
97 PARK ST	BEVERLY 01915	SIG BEVERLY LLC	103 ELLIOTT ST U2	BEVERLY MA	01915	103	ELLIOTT ST
126 PARK ST	BEVERLY 01915	WAYNE REALTY TRUST OF BEVERLY	225 FRANKLIN ST FL 26	BOSTON MA	02110	54	WEST DANE ST
495 RANTOUL ST	BEVERLY 01915	MCHALE VIRGINIA A	97 PARK ST	BEVERLY MA	01915	97	PARK ST
160 PARK ST	BEVERLY 01915	LE HANG T	128 PARK ST	BEVERLY MA	01915	126	PARK ST
50 FEDERAL ST	BEVERLY 01915	BICK JOHN A III	495 RANTOUL ST	BEVERLY MA	01915	495	RANTOUL ST
122 PARK ST	BEVERLY 01915	122 PARK STREET REALTY LLC	160 PARK ST	BEVERLY MA	01915	160	PARK ST
			50 FEDERAL ST	BEVERLY MA	01915	50	FEDERAL ST
			122 PARK ST	BEVERLY MA	01915	122	PARK ST



**CITY of BEVERLY
PLANNING AND DEVELOPMENT
DEPARTMENT**

191 Cabot Street
Beverly, Massachusetts 01915
Phone (978) 921-6000
Fax (978) 921-6187

NO. 119

Mayor

Michael P. Cahill

Director

Darlene Wynne, AICP

Assistant Planning Director

Kenneth Clawson

Conservation Agent

David Spidalieri

Economic Development Planner

Erin Schaeffer

Community Development Grant Mgr

Stephanie Harrington

2026 APR - 11 AM 11:11
RECEIVED AND RECORDED
CITY CLERK'S OFFICE
CITY OF BEVERLY

April 2, 2026

Honorable City Council
City Hall
191 Cabot Street
Beverly, MA 01915

RE: Proposed Amendments to The Beverly Zoning Ordinance: Accessory Dwelling Unit Ordinance

Dear Honorable Council:

I respectfully submit the attached proposed order and zoning amendments and request that your Honorable Council refer the matter to the Planning Board within 14 days in accordance with M.G.L. Chapter 40A, Section 5 for coordination of a joint public hearing or separate public hearings.

On December 4, 2023, the Beverly City Council enacted Order 184A which created an Accessory Dwelling Unit (ADU) Ordinance. The major components of the ADU Ordinance include:

- Allowing ADU's by-right in most single-family residential districts.
- Allowing both attached ADU's and detached ADU's.
- Removing the restrictions on who can live in an ADU to allow non-family members.
- Requiring owner-occupancy of one of the two dwelling units and one off-site parking space per ADU.
- No affordability requirement.
- Thoughtful unit dimensional requirements, including unit size, setback, and height. Zoning variances and expansion of non-conforming structures are not permitted in order to create an ADU.

On August 6, 2024, Massachusetts passed the Affordable Homes Act, which, among other provisions, allows for certain ADUs across the state by-right. "Protected Use ADUs", as they are called by the state, strike a balance between preventing local prohibition of ADUs and honoring legitimate municipal interests that are typically expressed in local zoning by:

- Allowing for ADUs that are not larger in Gross Floor Area than ½ the Gross Floor area of the Principal Dwelling or 900 square feet, whichever is smaller, under the Zoning Act. (The attached proposed Zoning Ordinance Amendments allow for ADUs up to 1,000 square feet, which was the dimension chosen for our December 2023 updates)

- Requiring by-right ADUs in areas where residential housing in the form of a Principal Dwelling is provided.
- Prohibiting owner-occupancy requirements.
- Prohibiting parking requirements within 1/2 mile of transit station.
- Enabling ADUs to be approved as-of-right by Building Permit, or Special Permit where needed.

The attached proposed Zoning Ordinance Amendment brings the City of Beverly Zoning Ordinance into alignment with the ADU provisions in the Affordable Homes Act.

We look forward to discussing this proposal at a future public hearing(s), to be scheduled by the Planning Board and the City Council. Pursuant to the M.G.L. Chapter 40A, Section 5, the City Council shall forward any zoning amendment to the Planning Board within 14 days and each of the Planning Board and City Council, jointly or separately, shall hold a public hearing within 65 days from when the ordinance amendment is submitted to the Planning Board.

Please feel free to contact me at 978-605-2341 if you have any questions.

Sincerely,



Darlene Wynne, AICP
Director of Planning & Development

Cc: Mayor Michael P. Cahill
Beth Oldmixon, City Solicitor
James Butler, Building Commissioner
Ken Clawson, Assistant Planning Director
Planning Board

Enc.

#119



CITY of BEVERLY PLANNING BOARD

191 Cabot Street
Beverly, Massachusetts 01915
Phone (978) 921-6000
Fax (978) 921-6187

CITY OF BEVERLY
RECEIVED AND RECORDED
CITY CLERK'S OFFICE

2026 MAY 28 P 1:26

Mayor

Michael P. Cahill

Planning Director

Darlene Wynne, AICP

Chairperson

Derek Beckwith

Vice-Chair

George Gomes

Members

Judy Ashkenaz

Sarah Bartley

Ellen Flannery

Wayne Miller

<Vacant>

<Vacant>

<Vacant>

May 28, 2026

The Honorable City Council
Beverly City Hall
191 Cabot Street
Beverly, MA 01915

RE: CITY COUNCIL ORDER #119-2026 – PROPOSED AMENDMENTS TO THE BEVERLY ZONING ORDINANCE:
ACCESSORY DWELLING UNIT ORDINANCE

Dear Honorable Council,

The City of Beverly Planning Board (the "Board") heard testimony from City staff on the above-referenced request at a public hearing during the regular Planning Board meeting held on May 26, 2026. During this meeting, the Board discussed the amendments to the Beverly Zoning Ordinance proposed by the City of Beverly Planning Department and submitted to the Beverly City Council on April 2, 2026, referred to as the Accessory Dwelling Unit (ADU) Ordinance Update.

On December 4, 2023, the Beverly City Council enacted Order 184A which created the City of Beverly Accessory Dwelling Unit Ordinance as a part of the City of Beverly Zoning Ordinance. Then on August 6, 2024, Massachusetts passed the Affordable Homes Act, which, among other provisions, requires the creation of ADUs across the state by-right. As a result of this action by the state, the City of Beverly needed to update certain provisions of the City of Beverly Zoning Ordinance to comply with the ADU provisions contained in the Affordable Homes Act.

The major components of the proposed ADU Ordinance Update include:

- Allowing for ADUs that are not larger in gross floor area than ½ the gross floor area of the principal dwelling on a lot or 1,000 square feet in gross floor area, whichever is smaller. This is unchanged from the City's 2023 Ordinance and more flexible than the state's use of 900 square feet as the gross floor area limit.
- Allowing ADUs to be built by-right in zoning districts that allow by-right single-family residential dwellings.
- Removing the owner-occupancy requirement for either the principal dwelling on a lot or the ADU.
- Removing the requirement for off-street parking for all ADUs on properties that are located within ½-mile of a transit station.

- Enabling ADUs to be built by-right by building permit for ADUs that meet dimensional standards in the City of Beverly Zoning Ordinance for the zone in which the ADU will be located, regardless of whether a principal dwelling or lot conforms to zoning for the zone in which they are located.

After concluding the public hearing and discussion, the Board voted (6-0) to recommend to the City Council that Council Order #119-2026 be ADOPTED, thereby amending the City of Beverly Zoning Ordinance.

All Board members were in attendance for the discussion and vote. No members of the public attended the public hearing. The Board found that the proposed amendments are consistent with the Plan Beverly, the City's Master Plan, and will help the City achieve the following action items therein: increase the housing production to address local and regional housing needs across all income levels and at all stages of life; develop small-scale infill housing that fits the context of zoning districts that allow single-family housing while providing gentle/hidden density; provide a more moderately priced housing option to serve small households, households with lower incomes, seniors, and people with disabilities; and enable property owners to age in place, downsize, or earn supplemental income from investing in their properties.

Thank you for considering the Board's input in this discussion.

Sincerely,



Derek Beckwith
Chairperson
DB/kc



- cc: Michael P. Cahill, Mayor
Lisa Kent, City Clerk
Darlene Wynne, Planning Director
Beth Oldmixon, City Solicitor
Beverly Planning Board
file

Ordered:

That the City Council hereby approves the attached Zoning Ordinance amendments. The Ordinance shall become effective upon the passage of the Ordinance by the City Council and signature of the Mayor or passage of time after submission to the Mayor as contemplated by Section 3-7 of the City Charter.

Chapter 300

Zoning

[HISTORY: Adopted by the City Council of the City of Beverly as amended through December 2013 (Art. XXXVIII of the Code of Ordinances). Amendments noted where applicable.]

GENERAL REFERENCES

Building construction — See Ch. 130.

Historic buildings and districts — See Ch. 168.

Sewers — See Ch. 227.

Stormwater management — See Ch. 249.

Wetlands protection — See Ch. 287.

Planning Board regulations — See Ch. 315; Ch. 350; Ch. 375.

Article I

Title, Purpose and Interpretation

[No changes proposed in this section.]

Article II

Definitions

[Add the following subsections and revisions in Article II as noted:]

§ 300-4 Interpretation of terms.

[No changes proposed in this sub-section.]

§ 300-5 Terms defined. [Amended 6-26-1987; 7-20-1987; 3-5-1990; 7-17-1991 by Ord. No. 43; by Ord. No. 169-2012; by Ord. No. 169; 3-5-1990; 4-10-1990; 3-19-1991; 6-18-1991; 7-1-1992; 5-20-1993; 11-23-1994 by Ord. No. 254; 3-25-1996 by Ord. No. 49; 5-13-1996; 8-27-1996 by Ord. No. 169; 3-14-2000 by Ord. No. 43; 3-14-2000 by Ord. No. 161; 5-29-2003 by Ord. No. 59; 6-24-2004; 6-24-2004 by Ord. No. 161; 12-29-2005 by Ord. No. 206; 5-4-2006 by Ord. No. 10; 6-20-2007 by Ord. No. 57; 7-17-2007 by Ord. No. 103; 2-19-2009 by Ord. No. 230; 7-5-2012 by Ord. No. 72; 6-19-2013 by Ord. No. 76; 6-19-2013 by Ord. No. 76-2013; 7-17-2013 by Ord. No. 52; 6-1-2015 by Ord. No. 314; 2-16-2016 by Ord. No. 013; 4-19-2016 by Ord. No. 014; 7-31-2017 by Ord. No. 374A; 6-18-2018 by Ord. No. 067B; 1-7-2019 by Ord. No. 213A; 2-13-2023 by Ord. No. 279; 12-4-2023 by Ord. No. 184A; 10-21-2024 by Ord. No. 236]

[Only definitions with changes have been included herein:]

ACCESSORY APARTMENT

A lawful pre-existing dwelling unit located within an owner-occupied Single-Family Dwelling with one or more rooms, including kitchen and bathroom facilities that are separate from those of the Principal Dwelling, constructed so as to maintain the appearance and essential character of a Single Family Dwelling and requiring occupancy by only relatives, i.e., brothers, sisters, parents, grandparents, or in-laws.

BUILDING, ACCESSORY

A building subordinate to and located on the same lot with a main building, the use of which is clearly incidental to that of the main building, such as detached garages, pool houses, barns, greenhouses, tool sheds, and protected use accessory dwelling units.~~a detached garage or barn.~~

DWELLING

A building used only for permanent habitation by one or more families. The term shall not include a hotel, motel, bed-and-breakfast, lodging and/or rooming house, hospital, or other accommodation used for transient lodging.

A. DWELLING UNIT

One or more living and sleeping rooms providing complete living facilities for the use of one or more individuals constituting a single family, with permanent provisions for living, sleeping, eating, cooking and sanitation. The term shall not include a hotel, motel, bed-and-breakfast, lodging and/or rooming house, hospital, or other accommodation used for transient lodging.

B. DWELLING, ONE-FAMILY OR SINGLE-FAMILY

A detached dwelling, other than a stationary trailer or mobile home, containing only one dwelling unit.

C. DWELLING, TWO-FAMILY

Two attached dwelling units in one building.

D. DWELLING, SEMI-DETACHED

A one-family dwelling attached by no more than one common wall to another one-family dwelling; and each dwelling may be on a separate lot.

E. DWELLING, MULTIFAMILY

A dwelling containing three or more dwelling units.

F. DWELLING, MULTIPLE GROUP

A group of two or more multifamily dwellings occupying a parcel of land in one or common ownership and having common open space.

G. ACCESSORY DWELLING UNIT

A self-contained housing unit, inclusive of sleeping, cooking, and sanitary facilities on the same Lot as a Principal Dwelling, subject to otherwise applicable dimensional and parking requirements, that maintains a separate entrance, either directly from the outside or through an entry hall or corridor shared with the Principal sufficient to meet the requirements of the Building and Fire Code for safe egress. ADUs may be detached, attached, or internal to the Principal Dwelling. (General references to ADUs in this ordinance include both Protected Use ADUs and Local ADUs.) A self-contained dwelling unit providing complete living facilities for the use of one or more individuals constituting a single family, with permanent provisions for living, sleeping, eating, cooking, and sanitation, located in or attached to an existing one-family/single-family dwelling or in a separate building on the same lot, where at least one of the units is owner-occupied.

H. ACCESSORY DWELLING UNIT (ATTACHED)

An accessory dwelling unit located within the existing principal building or attached by new construction to a principal building containing a one-family/single-family dwelling, where at least one of the units is owner-occupied. The exterior of the one-family/single-family dwelling may be modified to accommodate the unit.

I. ACCESSORY DWELLING UNIT (DETACHED)

An accessory dwelling unit located in a building on a lot that is separate from a principal building containing a one-family/single-family dwelling and is smaller than the principal one-family/single-family building, where at least one of the units is owner-occupied.

H. PROTECTED USE ACCESSORY DWELLING UNIT

An attached, detached or internal ADU that is located, or is proposed to be located, on a Lot in a Zoning District that permits Single-Family Residential Dwellings and is not larger in Gross Floor Area than ½ the Gross Floor Area of the Principal Dwelling or 1,000 square feet, whichever is smaller, provided that only one ADU on a Lot may qualify as a Protected Use ADU. An ADU that is nonconforming to zoning shall still qualify as a Protected Use ADU if it otherwise meets this definition.

I. LOCAL ACCESSORY DWELLING UNIT

An ADU that is not a Protected Use ADU but was otherwise lawfully created under the rules specific to the City of Beverly Zoning Ordinance in effect at the time of the creation of the Local Accessory Dwelling Unit (Local ADU).

Article III
Zoning Districts

[No changes proposed in this section.]

Article IV
Zoning Map

[No changes proposed in this section.]

Article V
General Provisions

[No changes proposed in this section.]

Article VI
Common Permitted Uses

[Add the following subsections and revisions in Article VI as noted:]

§ 300-26 Exempt uses.

[No changes proposed in this sub-section.]

§ 300-27 Accessory buildings in residential districts.

[Amended 8-27-1996 by Ord. No. 169; 12-29-2005 by Ord. No. 206]

A. The term "accessory building" is defined in § 300-5 of this chapter. It does not include attached garages.

B. Location.

~~(1) Accessory buildings, including detached garages, pool houses, barns, greenhouses, and tool sheds, and protected use accessory dwelling units shall be permitted anywhere in the side or rear yard of any lot in a residential zoning district if they:~~

~~(a) Conform to the required rear yard and side yard requirements;~~

~~(b) Occupy 25% or less of the area of such yard(s) provided however, that this provision shall not apply to protected use accessory dwelling units; and~~

~~(c) Are no taller than 15 feet in height or a height equal to 1/2 the distance to the nearest lot line, to a maximum of 22 feet.~~

~~(2) No accessory building may be constructed within the front yard of a lot.~~

~~(3) Accessory buildings located within the minimum setback requirements applicable to the main building are subject to the dimensional requirements outlined below and may occupy no more than 25% of the side yard or rear yard area.~~

B. No accessory building may be located within front yard of a lot.

~~C. The maximum number of accessory buildings permitted on a lot is three, if one is an accessory dwelling unit and two if no accessory dwelling unit is on the lot. The Zoning Board of Appeals may authorize additional accessory buildings, by special permit, except that such relief shall not be available for purposes of creating an accessory dwelling unit or to add an additional accessory building in addition to an accessory dwelling unit. [Amended 12-4-2023 by Ord. No. 184A]~~

C. The maximum number of accessory buildings permitted on a lot is:

(1) Three if one of the accessory buildings is either a Protected Use ADU and/or a Local ADU.

(a) If one of the accessory buildings is a Local ADU that does not meet the definition of a Protected Use ADU, a Protected Use ADU can be one of the three accessory buildings permitted on a lot in addition to the Local ADU.

(2) Two if no detached ADU is located on the lot.

(3) The Zoning Board of Appeals may authorize an additional accessory building in addition to an ADU, by special permit, provided however, that such relief shall not be available for purposes of creating more than one Protected Use ADU.

D. In addition to the setback requirements outlined below, an accessory building shall be sited at least five feet from the main building on the lot, provided however, that this provision shall not apply to Protected Use ADUs that are attached to the main building on the lot.

E. Dimensional requirements for accessory buildings.

(1) Minimum front yard setback: same as for main building.

(2) Minimum side yard and/or rear yard setback: five feet if less than 10 feet in height; otherwise, setbacks applicable to the main building apply.

(3) Maximum height: 10 feet if located within the required side yard or rear yard setback; otherwise, the maximum height is 15 feet, or a height equal to $\frac{1}{2}$ the distance to the nearest lot line, to a maximum of 22 feet, provided however, that this provision (relating to maximum height) shall not apply to Protected Use ADUs.

(4) Maximum size: 100 square feet if located within the required side yard setback, otherwise, maximum size is 25% of the yard's area, provided however, that this provision (relating to square footage) shall not apply to Protected Use ADUs.

F. Special provisions for accessory dwelling units. Provisions and regulations for accessory dwelling units are set forth in § 300-55, Accessory dwelling units. [Added 12-4-2023 by Ord. No. 184A^[1]]

[1] *Editor's Note: This ordinance also renumbered former Subsection F as Subsection G.*

G. The Zoning Board of Appeals shall have the authority under MGL c. 40A §6, to permit relief from maximum height and size requirements of this section.

§ 300-28 Accessory buildings and uses in other districts.

[No changes proposed in this sub-section.]

§ 300-29 Swimming pools and tennis courts.

[No changes proposed in this sub-section.]

Article VII
District Regulations

NO. 119

[Add the following subsections and revisions in Article VII as noted:]

§ 300-30 R-90 One-Family District.

- A. General description. The R-90 One-Family District is established to principally provide for single-family detached residences on large lots (approximately two acres minimum). Related recreational, agricultural, and educational facilities are allowed under special conditions.
- B. Uses by right. Property and buildings shall be used only for the following purposes:
- (1) Detached one-family dwelling.
 - (2) Historic site including historic dwellings, or museum not operated for profit.
 - (3) Sanitary landfill facilities, provided that the same are operated by the municipality or pursuant to a municipal lease or license.
 - (4) Home occupation as defined herein.
 - (5) Agricultural, horticultural, and floricultural (as defined in MGL Chapter 61A) uses and expansion or reconstruction of existing structures relating thereto, permitted with a minimum lot size of five acres. [Amended 1-2-1996 by Ord. No. 57]
 - (6) Those uses, including accessory buildings, allowed by right under Article VI.
 - (7) ~~Protected Use~~ Accessory Dwelling Unit pursuant to § 300-55, ~~provided the property in question:~~ [Added 12-4-2023 by Ord. No. 184A]
 - ~~(a) Does not have at, in, or on such property any type of nonconforming situation, noncomplying situation, or nonconforming structure, 10 years or older, each as defined by § 300-73 of this chapter;~~
 - ~~(b) Is not the subject of an existing finding, special permit, or variance; or~~
 - ~~(c) Does not require a variance or other zoning relief in order to construct or create the accessory dwelling unit.~~
- C. Uses by special permit.
- (1) The following uses are only allowed by special permit granted by the Board of Appeals:
 - (a) Planned residential development, subject to the provisions of § 300-53 below.
 - (b) Subsidized elderly housing.
 - (c) Golf club, beach club, or tennis club.

- (d) Commercial marina for the sale, mooring, and rental of boats.
- (e) Private, noncommercial stable.
- (f) Commercial riding stable.
- (g) Essential public services such as transformer stations, substations, pumping stations, automatic telephone exchanges, not including outdoor vehicle or equipment storage.
- (h) Bed-and-breakfast establishments. [Amended 3-19-1991]
- (i) Those uses, including accessory uses, allowed by special permit under Article VI.
- (j) Pork-chop lots on streets in existence prior to December 1984, subject to the provisions of § 300-18 above.
- (k) Horticultural and floricultural (as defined by MGL Chapter 61A) uses on lots with at least one acre but fewer than five acres. [Amended 1-2-1996 by Ord. No. 57]
- (l) Commercial mobile radio service transmission facilities, structures, and/or towers. [Amended 6-11-1996 by Ord. No. 115]

~~(m) Accessory dwelling unit pursuant to § 300-55, if the property in question i) involves a nonconforming situation as defined by § 300-73 of this chapter; ii) is the subject of an existing finding, special permit, or variance; or iii) requires a variance, relief under § 300-76, or other zoning relief. Applicants for a special permit for accessory dwelling unit use shall also comply with the requirements of all other provisions of this chapter. Noncomplying structures and nonconforming structures, 10 years or older, as defined in § 300-73 of this chapter, shall not be eligible for a special permit for accessory dwelling unit use. [Added 12-4-2023 by Ord. No. 184A]~~

D. Building and area requirements.

- (1) Minimum lot area: 90,000 square feet.
- (2) Minimum lot frontage: 225 feet. [Amended 7-1-1992]
- (3) Minimum front yard setback: 30 feet.
- (4) Minimum side yard setback: 20 feet.
- (5) Minimum rear yard setback: 25 feet.
- (6) Maximum building height: 35 feet.
- (7) For "cluster" development, see § 300-54.

E. Parking requirements. Off-street parking shall be in accordance with the requirements set forth in Article X below.

F. Sign requirements. All signs in the R-90 District shall conform to the regulations set forth in Article XI below.

G. Special requirements. No major recreational equipment, as defined herein, shall be parked or stored in the district, except in a carport, or enclosed buildings, or in the side yard or rear yard area. No such equipment shall be used for living, sleeping, or housekeeping purposes on the lot on which it is stored.

§ 300-31 R-45 One-Family District.

A. General description. The R-45 One-Family District is established to principally provide for single-family detached residences at suburban density on moderately large lots (approximately one acre minimum). Related recreational, agricultural, and educational facilities are allowed under special conditions.

B. Uses by right. Property and buildings shall be used only for the following purposes:

- (1) Detached one-family dwelling.
- (2) Historic site including historic dwellings, or museum not operated for profit.
- (3) Sanitary landfill facilities, provided that the same are operated by the municipality or pursuant to a municipal lease or license.
- (4) Home occupation as defined herein.
- (5) Agricultural, horticultural, and floricultural (as defined in MGL Chapter 61A) uses and expansion or reconstruction of existing structures relating thereto, permitted with a minimum lot size of five acres. [Amended 1-2-1996 by Ord. No. 57]
- (6) Those uses, including accessory buildings, allowed by right under Article VI.
- (7) ~~Protected Use Accessory Dwelling Unit pursuant to § 300-55, provided the property in question: [Added 12-4-2023 by Ord. No. 184A]~~
 - ~~(a) Does not have at, in, or on such property any type of nonconforming situation, noncomplying situation, or nonconforming structure, 10 years or older, each as defined by § 300-73 of this chapter;~~
 - ~~(b) Is not the subject of an existing finding, special permit, or variance; or~~
 - ~~(c) Does not require a variance or other zoning relief in order to construct or create the accessory dwelling unit.~~

C. Uses by special permit.

(1) The following uses are only allowed by special permit granted by the Board of Appeals:

- (a) Planned residential development, subject to the provisions of § 300-53 below.
- (b) Subsidized elderly housing.
- (c) Golf club, beach club, or tennis club.
- (d) Commercial marina for the sale, mooring, and rental of boats.
- (e) Private, noncommercial stable.
- (f) Commercial riding stable.
- (g) Essential public services such as transformer stations, substations, pumping stations, automatic telephone exchanges, not including outdoor vehicle or equipment storage.
- (h) Bed-and-breakfast establishments. [Amended 3-19-1991]
- (i) Those uses, including accessory uses, allowed by special permit under Article VI.
- (j) Pork-chop lots on streets in existence prior to December 1984, subject to the provisions of § 300-18 above.
- (k) Horticultural and floricultural (as defined by MGL Chapter 61A) uses on lots with at least one acre but fewer than five acres. [Amended 1-2-1996 by Ord. No. 57]
- (l) Commercial mobile radio service transmission facilities, structures, and/or towers. [Amended 6-11-1996 by Ord. No. 115]

~~(m) Accessory dwelling unit pursuant to § 300-55, if the property in question i) involves a nonconforming situation as defined by § 300-73 of this chapter; ii) is the subject of an existing finding, special permit, or variance; or iii) requires a variance, relief under § 300-76, or other zoning relief. Applicants for a special permit for accessory dwelling unit use shall also comply with the requirements of all other provisions of this chapter. Noncomplying structures and nonconforming structures, 10 years or older, as defined in § 300-73 of this chapter, shall not be eligible for a special permit for accessory dwelling unit use. [Added 12-4-2023 by Ord. No. 184A]~~

(2) The following uses are only allowed by special permit granted by the Planning Board: [Added 6-18-2018 by Ord. No. 067B]

- (a) Large-scale ground-mounted solar energy system, subject to the provisions of § 300-135.

D. Building and area requirements.

- (1) Minimum lot area: 45,000 square feet.
- (2) Minimum lot frontage: 175 feet. [Amended 7-1-1992]
- (3) Minimum front yard setback: 30 feet.
- (4) Minimum side yard setback: 20 feet.
- (5) Minimum rear yard setback: 25 feet.
- (6) Maximum building height: 35 feet.
- (7) For "cluster" development, see § 300-54.

E. Parking requirements. Off-street parking shall be in accordance with the requirements set forth in Article X below.

F. Sign requirements. All signs in the R-45 District shall conform to the regulations set forth in Article XI below.

G. Special requirements. No major recreational equipment, as defined herein, shall be parked or stored in the district, except in a carport, or enclosed buildings, or in the side yard or rear yard area. No such equipment shall be used for living, sleeping, or housekeeping purposes on the lot on which it is stored.

§ 300-32 R-22 One-Family District.

A. General description. The R-22 One-Family District is established to principally provide for single-family detached residences at suburban density on medium-sized lots (approximately 1/2 acre minimum). Related recreational, agricultural, and educational facilities are allowed under special conditions.

B. Uses by right. Property and buildings shall be used only for the following purposes:

- (1) Detached one-family dwelling.
- (2) Historic site including historic dwellings, or museum not operated for profit.
- (3) Sanitary landfill facilities, provided that the same are operated by the municipality or pursuant to a municipal lease or license.
- (4) Home occupation as defined herein.
- (5) Agricultural, horticultural, and floricultural (as defined in MGL Chapter 61A) uses and expansion or reconstruction of existing structures relating thereto, permitted with a minimum lot size of five acres. [Amended 1-2-1996 by Ord. No. 57]

(6) Those uses, including accessory buildings, allowed by right under Article VI.

(7) ~~Protected Use~~ Accessory ~~D~~dwelling ~~U~~unit pursuant to § 300-55, ~~provided the property in question:~~ [Added 12-4-2023 by Ord. No. 184A]

~~(a) Does not have at, in, or on such property any type of nonconforming situation, noncomplying situation, or nonconforming structure, 10 years or older, each as defined by § 300-73 of this chapter;~~

~~(b) Is not the subject of an existing finding, special permit, or variance; or~~

~~(c) Does not require a variance or other zoning relief in order to construct or create the accessory dwelling unit.~~

C. Uses by special permit.

(1) The following uses are only allowed by special permit granted by the Board of Appeals:

(a) Planned residential development, subject to the provisions of § 300-53 below.

(b) Subsidized elderly housing.

(c) Commercial marina for the sale, mooring, and rental of boats.

(d) Private, noncommercial stable.

(e) Essential public services such as transformer stations, substations, pumping stations, automatic telephone exchanges, not including outdoor vehicle or equipment storage.

(f) Bed-and-breakfast establishments. [Amended 3-19-1991]

(g) Those uses, including accessory uses, allowed by special permit under Article VI.

(h) Pork-chop lots on streets in existence prior to December 1984, subject to the provisions of § 300-18 above.

(i) Horticultural and floricultural (as defined by MGL Chapter 61A) uses on lots with at least one acre but fewer than five acres. [Amended 1-2-1996 by Ord. No. 57]

(j) Commercial mobile radio service transmission facilities, structures, and/or towers. [Amended 6-11-1996 by Ord. No. 115]

~~(k) Accessory dwelling unit pursuant to § 300-55, if the property in question i) involves a nonconforming situation as defined by § 300-73 of this chapter; ii) is the subject of an existing finding, special permit, or variance; or iii) requires a variance, relief under § 300-76, or other zoning relief. Applicants for a special permit for~~

~~accessory dwelling unit use shall also comply with the requirements of all other provisions of this chapter. Noncomplying structures and nonconforming structures, 10 years or older, as defined in § 300-73 of this chapter, shall not be eligible for a special permit for accessory dwelling unit use. [Added 12-4-2023 by Ord. No. 184A]~~

(2) The following uses are only allowed by special permit granted by the Planning Board:
[Added 6-18-2018 by Ord. No. 067B]

(a) Large-scale ground-mounted solar energy system, subject to the provisions of § 300-135.

D. Building and area requirements.

- (1) Minimum lot area: 22,000 square feet.
- (2) Minimum lot frontage: 150 feet. [Amended 7-1-1992]
- (3) Minimum front yard setback: 30 feet.
- (4) Minimum side yard setback: 15 feet.
- (5) Minimum rear yard setback: 25 feet.
- (6) Maximum building height: 35 feet.
- (7) For "cluster" development, see § 300-54.

E. Parking requirements. Off-street parking shall be in accordance with the requirements set forth in Article X below.

F. Sign requirements. All signs in the R-22 District shall conform to the regulations set forth in Article XI below.

G. Special requirements. No major recreational equipment, as defined herein, shall be parked or stored in the district, except in a carport, or enclosed buildings, or in the side yard or rear yard area. No such equipment shall be used for living, sleeping, or housekeeping purposes on the lot on which it is stored.

§ 300-33 R-15 One-Family District.

A. General description. The R-15 One-Family District is established to principally provide for single-family detached residences at urban density on medium-sized lots (approximately 1/3 acre minimum). Related recreational, agricultural, and educational facilities are allowed under special conditions.

B. Uses by right. Property and buildings shall be used only for the following purposes:

- (1) Detached one-family dwelling.

- (2) Historic site including historic dwellings, or museum not operated for profit.
- (3) Sanitary landfill facilities, provided that the same are operated by the municipality or pursuant to a municipal lease or license.
- (4) Home occupation as defined herein.
- (5) Agricultural, horticultural, and floricultural (as defined in MGL Chapter 61A) uses and expansion or reconstruction of existing structures relating thereto, permitted with a minimum lot size of five acres. [Amended 1-2-1996 by Ord. No. 57]
- (6) Those uses, including accessory buildings, allowed by right under Article VI.
- (7) ~~Protected Use~~ Accessory ~~Dwelling~~ ~~Unit~~ pursuant to § 300-55, ~~provided the property in question:~~ [Added 12-4-2023 by Ord. No. 184A]

- ~~(a) Does not have at, in, or on such property any type of nonconforming situation, noncomplying situation, or nonconforming structure, 10 years or older, each as defined by § 300-73 of this chapter;~~
- ~~(b) Is not the subject of an existing finding, special permit, or variance; or~~
- ~~(c) Does not require a variance or other zoning relief in order to construct or create the accessory dwelling unit.~~

C. Uses by special permit.

- (1) The following uses are only allowed by special permit granted by the Board of Appeals:
 - (a) Planned residential development, subject to the provisions of § 300-53 below.
 - (b) Subsidized elderly housing.
 - (c) Commercial marina for the sale, mooring, and rental of boats.
 - (d) Private, noncommercial stable.
 - (e) Essential public services such as transformer stations, substations, pumping stations, automatic telephone exchanges, not including outdoor vehicle or equipment storage.
 - (f) Bed-and-breakfast establishments. [Amended 3-19-1991]
 - (g) Those uses, including accessory uses, allowed by special permit under Article VI.
 - (h) Pork-chop lots on streets in existence prior to December 1984, subject to the provisions of § 300-18 above.

(i) Horticultural and floricultural (as defined by MGL Chapter 61A) uses on lots with at least one acre but fewer than five acres. [Amended 1-2-1996 by Ord. No. 57]

(j) Commercial mobile radio service transmission facilities, structures, and/or towers. [Amended 6-11-1996 by Ord. No. 115]

~~(k) Accessory dwelling unit pursuant to § 300-55, if the property in question i) involves a nonconforming situation as defined by § 300-73 of this chapter; ii) is the subject of an existing finding, special permit, or variance; or iii) requires a variance, relief under § 300-76, or other zoning relief. Applicants for a special permit for accessory dwelling unit use shall also comply with the requirements of all other provisions of this chapter. Noncomplying structures and nonconforming structures, 10 years or older, as defined in § 300-73 of this chapter, shall not be eligible for a special permit for accessory dwelling unit use. [Added 12-4-2023 by Ord. No. 184A]~~

(2) The following uses are only allowed by special permit granted by the Planning Board: [Added 6-18-2018 by Ord. No. 067B]

(a) Large-scale ground-mounted solar energy system, subject to the provisions of § 300-135.

D. Building and area requirements.

- (1) Minimum lot area: 15,000 square feet.
- (2) Minimum lot frontage: 125 feet. [Amended 7-1-1992]
- (3) Minimum front yard setback: 30 feet.
- (4) Minimum side yard setback: 15 feet.
- (5) Minimum rear yard setback: 25 feet.
- (6) Maximum building height: 35 feet.
- (7) For "cluster" development, see § 300-54.

E. Parking requirements. Off-street parking shall be in accordance with the requirements set forth in Article X below.

F. Sign requirements. All signs in the R-15 District shall conform to the regulations set forth in Article XI below.

G. Special requirements. No major recreational equipment, as defined herein, shall be parked or stored in the district, except in a carport, or enclosed buildings, or in the side yard or rear yard area. No such equipment shall be used for living, sleeping, or housekeeping purposes on the lot on which it is stored.

§ 300-34 **R-10 One-Family District.**

A. General description. The R-10 One-Family District is established to principally provide for single-family detached residences at urban density on small-sized lots (approximately 1/4 acre minimum). Related recreational, agricultural, and educational facilities are allowed under special conditions.

B. Uses by right. Property and buildings shall be used only for the following purposes:

- (1) Detached one-family dwelling.
- (2) Historic site including historic dwellings, or museum not operated for profit.
- (3) Sanitary landfill facilities, provided that the same are operated by the municipality or pursuant to a municipal lease or license.
- (4) Home occupation as defined herein.
- (5) Agricultural, horticultural, and floricultural (as defined in MGL Chapter 61A) uses and expansion or reconstruction of existing structures relating thereto, permitted with a minimum lot size of five acres. [Amended 1-2-1996 by Ord. No. 57]
- (6) Those uses, including accessory buildings, allowed by right under Article VI.
- (7) ~~Protected Use Accessory Dwelling Unit pursuant to § 300-55, provided the property in question: [Added 12-4-2023 by Ord. No. 184A]~~
 - ~~(a) Does not have at, in, or on such property any type of nonconforming situation, noncomplying situation, or nonconforming structure, 10 years or older, each as defined by § 300-73 of this chapter;~~
 - ~~(b) Is not the subject of an existing finding, special permit, or variance; or~~
 - ~~(c) Does not require a variance or other zoning relief in order to construct or create the accessory dwelling unit.~~

C. Uses by special permit.

(1) The following uses are only allowed by special permit granted by the Board of Appeals:

- (a) Subsidized elderly housing.
- (b) Commercial marina for the sale, mooring, and rental of boats.
- (c) Private, noncommercial stable.
- (d) Essential public services such as transformer stations, substations, pumping stations, automatic telephone exchanges, not including outdoor vehicle or

equipment storage.

(e) Bed-and-breakfast establishments. [Amended 3-19-1991]

(f) Those uses, including accessory uses, allowed by Special Permit under Article VI.

(g) Pork-chop lots on streets in existence prior to December 1984, subject to the provisions of § 300-18 above.

(h) Horticultural and floricultural (as defined by MGL Chapter 61A) uses on lots with at least one acre but fewer than five acres. [Amended 1-2-1996 by Ord. No. 57]

(i) Commercial mobile radio service transmission facilities, structures, and/or towers. [Amended 6-11-1996 by Ord. No. 115]

~~(j) Accessory dwelling unit pursuant to § 300-55, if the property in question i) involves a nonconforming situation as defined by § 300-73 of this chapter; ii) is the subject of an existing finding, special permit, or variance; or iii) requires a variance, relief under § 300-76, or other zoning relief. Applicants for a special permit for accessory dwelling unit use shall also comply with the requirements of all other provisions of this chapter. Noncomplying structures and nonconforming structures, 10 years or older, as defined in § 300-73 of this chapter, shall not be eligible for a special permit for accessory dwelling unit use. [Added 12-4-2023 by Ord. No. 184A]~~

(2) The following uses are only allowed by special permit granted by the Planning Board: [Added 6-18-2018 by Ord. No. 067B]

(a) Large-scale ground-mounted solar energy system, subject to the provisions of § 300-135.

D. Building and area requirements.

(1) Minimum lot area: 10,000 square feet.

(2) Minimum lot frontage: 100 feet. [Amended 7-1-1992]

(3) Minimum front yard setback: 20 feet.

(4) Minimum side yard setback: 15 feet.

(5) Minimum rear yard setback: 25 feet.

(6) Maximum building height: 35 feet.

(7) For "cluster" development, see § 300-54.

E. Parking requirements. Off-street parking shall be in accordance with the requirements set forth

in Article X below.

F. Sign requirements. All signs in the R-10 District shall conform to the regulations set forth in Article XI below.

G. Special requirements. No major recreational equipment, as defined herein, shall be parked or stored in the district, except in a carport, or enclosed buildings, or in the side yard or rear yard area. No such equipment shall be used for living, sleeping, or housekeeping purposes on the lot on which it is stored.

§ 300-35 R-6 One-Family and Two-Family District.

A. General description. The R-6 One-Family and Two-Family District is established to provide for single-family and two-family residences at urban density on small-sized lots (minimum of 6,000 square feet). Related recreational, agricultural, and educational facilities are allowed under special conditions.

B. Uses by right. Property and buildings shall be used only for the following purposes:

- (1) Detached one-family dwelling.
- (2) Semidetached dwelling and two-family dwelling.
- (3) Historic site including historic dwellings, or museum not operated for profit.
- (4) Sanitary landfill facilities, provided that the same are operated by the municipality or pursuant to a municipal lease or license.
- (5) Home occupation as defined herein.
- (6) Agricultural, horticultural, and floricultural (as defined in MGL Chapter 61A) uses and expansion or reconstruction of existing structures relating thereto, permitted with a minimum lot size of five acres. [Amended 1-2-1996 by Ord. No. 57]
- (7) Those uses, including accessory buildings, allowed by right under Article VI.
- (8) ~~Protected Use Accessory Dwelling Unit~~ pursuant to § 300-55, ~~provided the property in question:~~ [Added 12-4-2023 by Ord. No. 184A]
 - ~~(a) Does not have at, in, or on such property any type of nonconforming situation, noncomplying situation, or nonconforming structure, 10 years or older, each as defined by § 300-73 of this chapter;~~
 - ~~(b) Is not the subject of an existing finding, special permit, or variance; or~~
 - ~~(c) Does not require a variance or other zoning relief in order to construct or create the accessory dwelling unit.~~

C. Uses by special permit.

(1) The following uses are only allowed by special permit granted by the Board of Appeals:

- (a)** Subsidized elderly housing.
- (b)** Commercial marina for the sale, mooring, and rental of boats.
- (c)** Private, noncommercial stable.
- (d)** Essential public services such as transformer stations, substations, pumping stations, automatic telephone exchanges, not including outdoor vehicle or equipment storage.
- (e)** Bed-and-breakfast establishments. [Amended 3-19-1991]
- (f)** Those uses, including accessory uses, allowed by special permit under Article VI.
- (g)** Pork-chop lots on streets in existence prior to December 1984, subject to the provisions of § 300-18 above.
- (h)** Horticultural and floricultural (as defined by MGL Chapter 61A) uses on lots with at least one acre but fewer than five acres. [Amended 1-2-1996 by Ord. No. 57]
- (i)** Commercial mobile radio service transmission facilities, structures, and/or towers. [Amended 6-11-1996 by Ord. No. 115]

~~**(j)** Accessory dwelling unit pursuant to § 300-55, if the property in question i) involves a nonconforming situation as defined by § 300-73 of this chapter; ii) is the subject of an existing finding, special permit, or variance; or iii) requires a variance, relief under § 300-76, or other zoning relief. Applicants for a special permit for accessory dwelling unit use shall also comply with the requirements of all other provisions of this chapter. Noncomplying structures and nonconforming structures, 10 years or older, as defined in § 300-73 of this chapter, shall not be eligible for a special permit for accessory dwelling unit use. [Added 12-4-2023 by Ord. No. 184A]~~

(2) The following uses are only allowed by special permit granted by the Planning Board: [Added 6-18-2018 by Ord. No. 067B]

- (a)** Large-scale ground-mounted solar energy system, subject to the provisions of § 300-135.

D. Building and area requirements.

- (1)** Minimum lot area: 6,000 square feet plus 1,000 square feet for one additional dwelling unit.
- (2)** Minimum lot area for semidetached dwelling unit: 3,500 square feet.

- (3) Minimum lot frontage: 65 feet.[Amended 7-1-1992].
- (4) Minimum lot width for semidetached dwelling unit: 40 feet.
- (5) Minimum front yard setback: 20 feet.
- (6) Minimum side yard setback: 10 feet.
- (7) Minimum side yard setback for semidetached dwelling unit: 15 feet (one side only).
- (8) Minimum rear yard setback: 25 feet.
- (9) Maximum building height: 35 feet.

E. Parking requirements. Off-street parking shall be in accordance with the requirements set forth in Article **X** below.

F. Sign requirements. All signs in the R-6 District shall conform to the regulations set forth in Article **XI** below.

G. Special requirements. No major recreational equipment, as defined herein, shall be parked or stored in the district, except in a carport, or enclosed buildings, or in the side yard or rear yard area. No such equipment shall be used for living, sleeping, or housekeeping purposes on the lot on which it is stored.

§ 300-36 **RMD Multifamily District.** [Amended 3-19-1991; 7-1-1992; 1-2-1996 by Ord. No. 57; 6-11-1996 by Ord. No. 115; 2-16-2016 by Ord. No. 013; 4-19-2016 by Ord. No. 014; 6-18-2018 by Ord. No. 067B; 12-4-2023 by Ord. No. 184A; 10-21-2024 by Ord. No. 236]

A. General description. The RMD Multifamily District is established to provide for multifamily residences at medium density. Related recreational, agricultural, and educational facilities are allowed under special conditions.

B. Uses by right. Property and buildings shall be used only for the following purposes:

- (1) Detached one-family dwelling.
- (2) Semidetached dwelling and two-family dwelling.
- (3) Multifamily dwelling, subject to the requirements of Subsection **H** below. [Amended 12-15-2023 by Ord. No. 184A]
- (4) Historic site including historic dwellings, or museum not operated for profit.
- (5) Subsidized elderly housing.
- (6) Sanitary landfill facilities, provided that the same are operated by the municipality or pursuant to a municipal lease or license.

- (7) Home occupation as defined herein.
- (8) Agricultural, horticultural, and floricultural (as defined in MGL Chapter 61A) uses and expansion or reconstruction of existing structures relating thereto, permitted with a minimum lot size of five acres.
- (9) Those uses, including accessory buildings, allowed by right under Article VI.
- (10) ~~Protected Use~~ Accessory ~~Dd~~dwelling ~~U~~unit pursuant to § 300-55, ~~provided the property in question:~~

- ~~(a) Does not have at, in, or on such property any type of nonconforming situation, noncomplying situation, or nonconforming structure, 10 years or older, each as defined by § 300-73 of this chapter;~~
- ~~(b) Is not the subject of an existing finding, special permit, or variance; or~~
- ~~(c) Does not require a variance or other zoning relief in order to construct or create the accessory dwelling unit.~~

C. Uses by special permit.

(1) The following uses are only allowed by special permit granted by the Board of Appeals:

- (a) Planned residential development, subject to the provisions of § 300-53.
- (b) Commercial marina for the sale, mooring, and rental of boats.
- (c) Essential public services such as transformer stations, substations, pumping stations, automatic telephone exchanges, not including outdoor vehicle or equipment storage.
- (d) Bed-and-breakfast establishments.
- (e) Those uses, including accessory uses, allowed by special permit under Article VI.
- (f) Pork-chop lots on streets in existence prior to December 1984, subject to the provisions of § 300-18 above.
- (g) Horticultural and floricultural (as defined by MGL Chapter 61A) uses on lots with at least one acre but fewer than five acres.
- (h) Commercial mobile radio service transmission facilities, structures, and/or towers.
- ~~(i) Accessory dwelling unit pursuant to § 300-55, if the property in question i) involves a nonconforming situation as defined by § 300-73 of this chapter; ii) is the subject of an existing finding, special permit, or variance; or iii) requires a variance,~~

~~relief under § 300-76, or other zoning relief. Applicants for a special permit for accessory dwelling unit use shall also comply with the requirements of all other provisions of this chapter. Noncomplying structures and nonconforming structures, 10 years or older, as defined in § 300-73 of this chapter, shall not be eligible for a special permit for accessory dwelling unit use.~~

(2) The following uses are only allowed by special permit granted by the Planning Board:

(a) Artist live/work, subject to the provisions of Article XVI.

(b) Large-scale ground-mounted solar energy system, subject to the provisions of § 300-135.

D. Building and area requirements.

(1) Minimum lot area: 8,000 square feet plus 4,000 square feet for each additional dwelling unit over two.

(2) Minimum lot area for semidetached dwelling unit: 3,500 square feet.

(3) Minimum lot frontage: 65 feet.

(4) Minimum lot width for semidetached dwelling unit: 40 feet.

(5) Minimum front yard setback: 20 feet.

(6) Minimum side yard setback: 10 feet.

(7) Minimum side yard setback for semidetached dwelling unit: 15 feet (one side only).

(8) Minimum rear yard setback: 20 feet.

(9) Maximum building height: 35 feet.

(10) For RMD Zoned lots in the MBTA Communities Overlay District see § 300-140B for building and area requirements.

E. Parking requirements. Off-street parking shall be in accordance with the requirements set forth in Article X below.

F. Sign requirements. All signs in the RMD District shall conform to the regulations set forth in Article XI below.

G. Special requirements. No major recreational equipment, as defined herein, shall be parked or stored in the district, except in a carport, or enclosed buildings, or in the side yard or rear yard area. No such equipment shall be used for living, sleeping, or housekeeping purposes on the lot on which it is stored.

H. Special requirements for multiple dwellings. The development of multiple dwellings which includes townhouses shall be in accordance with the density and dimensional requirements of

Subsection **D** above and the following:

- (1)** No multiple dwelling shall measure more than 125 feet on its long side; except that where front and rear setback offsets of at least three feet are provided at fifty-foot intervals, more or less, the length of said dwelling shall not exceed a length of 200 feet.
- (2)** In multiple dwelling groups, the minimum spacing between buildings shall be as follows:

 - (a)** Front-to-front, front-to-rear, and rear-to-rear, 60 feet; end-to-end (with facing windows), not less than their average height.
 - (b)** End-to-end (without facing windows) or corner-to-corner (offset), not less than 1/2 of their height.
 - (c)** Front-to-rear siting shall be avoided if at all practicable.
- (3)** Interior private ways shall have a minimum width of 24 feet for two-way traffic and 18 feet for one-way traffic and shall be paved in accordance with City specifications. Minimum building setbacks from such private access drives shall be 35 feet and 30 feet, respectively, from the center lines thereof.
- (4)** All multiple-family dwellings shall be served by public or equivalent sanitary sewer and water systems. No building permit shall be granted unless the Building Inspector shall first receive a report from the Director of Engineering, Commissioner of Public Services, Public Works that provision has been made for the disposal of sewage into a system of sufficient capacity.
- (5)** All electrical and telephone service shall be provided underground to all buildings within a multiple dwelling group project. Antennas for the purposes of television reception shall be provided within a building wherever practicable, or else by one master antenna for the project.
- (6)** No multiple dwelling group nor any individual multiple dwelling shall be permitted unless provision shall be made for adequate snow removal and trash and garbage disposal.
- (7)** Sufficient enclosed area and equipment shall be provided within each multiple-family dwelling for laundering and drying purposes. No outside area shall be provided for such purposes, unless such area is enclosed by a solid screen of evergreen shrubs or fencing at least six feet high.
- (8)** A plan showing recreational facilities must be approved by the Planning Board. The area shall be a minimum of 10% of the gross area of the site and shall be contiguous.

§ 300-37 **RHD Multifamily District**. [Amended 6-26-1987; 10-9-1987; 3-19-1991; 1-2-1996 by Ord. No. 57; 6-11-1996 by Ord. No. 115; 2-16-2016 by Ord. No. 013; 4-19-2016 by Ord. No. 014; 6-18-2018 by Ord. No. 067B; 2-13-2023 by Ord. No. 279; 12-4-2023 by Ord. No. 184A; 10-21-2024 by Ord. No. 236]

A. General description. The RHD Multifamily District is established to provide principally for

multifamily residences at high density. Related recreational, agricultural, and educational facilities, as well as elderly housing, rooming and boarding houses, and health clubs, are allowed under special conditions.

B. Uses by right. Property and buildings shall be used only for the following purposes:

- (1) Detached one-family dwelling.
- (2) Semidetached dwelling and two-family dwelling.
- (3) Multifamily dwelling, subject to the requirements of Subsection **H** below.
- (4) Historic site including historic dwellings, or museum not operated for profit.
- (5) Subsidized elderly housing.
- (6) Sanitary landfill facilities, provided that the same are operated by the municipality or pursuant to a municipal lease or license.
- (7) Home occupation as defined herein.
- (8) Agricultural, horticultural, and floricultural (as defined in MGL Chapter 61A) uses and expansion or reconstruction of existing structures relating thereto, permitted with a minimum lot size of five acres.
- (9) Those uses, including accessory buildings, allowed by right under Article **VI**.
- (10) Protected Use Accessory Dwelling Unit pursuant to § 300-55.

C. Uses by special permit.

(1) The following uses are only allowed by special permit granted by the Board of Appeals:

- (a) Lodging house.
- (b) Gymnasium, health club, commercial swimming pool.
- (c) Private or quasi-public club, charitable institution, or community service organization, except where the chief activity is a service customarily carried on as a business.
- (d) Commercial marina for the sale, mooring, and rental of boats.
- (e) Essential public services such as transformer stations, substations, pumping stations, automatic telephone exchanges, not including outdoor vehicle or equipment storage.
- (f) Bed-and-breakfast establishments.

(g) Pork-chop lots on streets in existence prior to December 1984, subject to the provisions of § 300-18 above.

(h) Parking lot for commercial use in adjoining commercial district.

(i) Those uses, including accessory uses, allowed by special permit under Article VI.

(j) Horticultural and floricultural (as defined by MGL Chapter 61A) uses on lots with at least one acre but fewer than five acres.

(k) Commercial mobile radio service transmission facilities, structures, and/or towers.

~~(l) Accessory dwelling unit pursuant to § 300-55, if the property in question i) involves a nonconforming situation as defined by § 300-73 of this chapter; ii) is the subject of an existing finding, special permit, or variance; or iii) requires a variance, relief under § 300-76, or other zoning relief. Applicants for a special permit for accessory dwelling unit use shall also comply with the requirements of all other provisions of this chapter. Noncomplying structures and nonconforming structures, 10 years or older, as defined in § 300-73 of this chapter, shall not be eligible for a special permit for accessory dwelling unit use.~~

(2) The following uses are only allowed by special permit granted by the Planning Board:

(a) Artist live/work, subject to the provisions of Article XVI.

(b) Large-scale ground-mounted solar energy system, subject to the provisions of § 300-135.

D. Building and area requirements.

(1) Minimum lot area: 6,000 square feet plus 3,000 square feet for each additional dwelling unit over two.

(2) Minimum lot area for semidetached dwelling unit: 3,500 square feet.

(3) Minimum lot frontage: 50 feet.

(4) Minimum lot width for semidetached dwelling unit: 40 feet.

(5) Minimum front yard setback: 15 feet.

(6) Minimum side yard setback: 10 feet; 15 feet if over three stories.

(7) Minimum side yard setback for semidetached dwelling unit: 15 feet (one side only).

(8) Minimum rear yard setback: 20 feet.

(9) Maximum building height: 40 feet.

(10) For RHD Zoned lots in the MBTA Communities Overlay District see § **300-140C** for building and area requirements.

E. Parking requirements. Off-street parking shall be in accordance with the requirements set forth in Article **X** below.

F. Sign requirements. All signs in the RHD District shall conform to the regulations set forth in Article **XI** below.

G. Special requirements. No major recreational equipment, as defined herein, shall be parked or stored in the district, except in a carport, or enclosed buildings, or in the side yard or rear yard area. No such equipment shall be used for living, sleeping, or housekeeping purposes on the lot on which it is stored.

H. Special requirements for multiple dwellings. The development of multiple dwellings which includes townhouses shall be in accordance with the density and dimensional requirements of Subsection **D** above and the following:

(1) No multiple dwelling shall measure more than 125 feet on its long side; except that where front and rear setback offsets of at least three feet are provided at fifty-foot intervals, more or less, the length of said dwelling shall not exceed a length of 200 feet.

(2) In multiple dwelling groups, the minimum spacing between buildings shall be as follows:

(a) Front-to-front, front-to-rear, and rear-to-rear: 60 feet.

(b) End-to-end (with facing windows): not less than their average height.

(c) End-to-end (without facing windows) or corner-to-corner (offset): not less than 1/2 of their height.

(d) Front-to-rear siting shall be avoided if at all practicable.

(3) Interior private ways shall have a minimum width of 24 feet for two-way traffic and 18 feet for one-way traffic and shall be paved in accordance with City specifications. Minimum building setbacks from such private access drives shall be 35 feet and 30 feet, respectively, from the center lines thereof.

(4) All multiple-family dwellings shall be served by public or equivalent sanitary sewer and water systems. No building permit shall be granted unless the Building Inspector shall first receive a report from the Director of Engineering, Commissioner of Public Services, Public Works that provision has been made for the disposal of sewage into a system of sufficient capacity.

(5) All electrical and telephone service shall be provided underground to all buildings within a multiple dwelling group project. Antennas for the purposes of television reception shall be provided within a building wherever practicable, or else by one master antenna for the project.

(6) No multiple dwelling group nor any individual multiple dwelling shall be permitted unless provision shall be made for adequate snow removal and trash and garbage disposal.

(7) Sufficient enclosed area and equipment shall be provided within each multiple-family dwelling for laundering and drying purposes. No outside area shall be provided for such purposes, unless such area is enclosed by a solid screen of evergreen shrubs or fencing at least six feet high.

(8) A plan showing recreational facilities must be approved by the Planning Board. The area shall be a minimum of 10% of the gross area of the site and shall be contiguous.

§ 300-38 RSD Special Residential District.

A. General description. The RSD Special Residential District is established to provide principally for special residential development at high density, as well as one-family, two-family, and multifamily residences at high density. Related recreational, agricultural, and educational facilities, as well as elderly housing, health, golf, and tennis clubs, are allowed under special conditions.

B. Uses by right. Property and buildings shall be used only for the following purposes:
[Amended 1-2-1996 by Ord. No. 57; 2-16-2016 by Ord. No. 013]

(1) Detached one-family dwelling.

(2) Semidetached dwelling and two-family dwelling.

(3) (Reserved)^[1]

[1] *Editor's Note: Subsection B(3), Multifamily dwelling or apartment house, was repealed 3-20-2017 by Ord. No. 211A. See now Subsection C(1)(k) below.*

(4) Subsidized elderly housing.

(5) Gymnasium, health club, commercial swimming pool, subject to the provisions of Subsection G(2) below.

(6) Golf club, beach club, tennis club, subject to the provisions of Subsection G(2) below.

(7) Historic site including historic dwellings, or museum not operated for profit.

(8) Sanitary landfill facilities, provided that the same are operated by the municipality or pursuant to a municipal lease or license.

(9) Home occupation as defined herein.

(10) Retail establishment serving local area needs, including, but not limited to, drug, grocery and baked goods store with up to 5,000 square feet of floor area per establishment, subject to the provisions of Subsection G(2) below.

(11) Personal and consumer service establishments, including, but not limited to, barber or beauty shop and laundromat, subject to the provisions of Subsection G(2) below.

(12) Restaurant selling food for consumption entirely on the premises, subject to the provisions of Subsection G(2) below.

(13) Agricultural, horticultural, and floricultural (as defined in MGL Chapter 61A) uses and expansion or reconstruction of existing structures relating thereto, permitted with a minimum lot size of five acres.

(14) Those uses, including accessory buildings, allowed by right under Article VI.

(15) Protected Use Accessory Dwelling Unit pursuant to § 300-55.

C. Uses by special permit.[Amended 3-19-1991; 1-2-1996 by Ord. No. 57; 6-11-1996 by Ord. No. 115; 2-16-2016 by Ord. No. 013]

(1) The following uses are only allowed by special permit granted by the Board of Appeals:

- (a) Planned residential development, subject to the provisions of § 300-53 below.
- (b) Private or quasi-public club, charitable institution, or community service organization, except where the chief activity is a service customarily carried on as a business.
- (c) Commercial marina for the sale, mooring, and rental of boats.
- (d) Private, noncommercial stable.
- (e) Essential public services such as transformer stations, substations, pumping stations, automatic telephone exchanges, not including outdoor vehicle or equipment storage.
- (f) Pork-chop lots on streets in existence prior to December 1984, subject to the provisions of § 300-18 above.
- (g) Bed-and-breakfast establishments.
- (h) Those uses, including accessory uses, allowed by special permit under Article VI.
- (i) Horticultural and floricultural (as defined by MGL Chapter 61A) uses on lots with at least one acre but fewer than five acres.
- (j) Commercial mobile radio service transmission facilities, structures, and/or towers.
- (k) Multifamily dwelling, subject to the requirements of Subsection H below. [Added 3-20-2017 by Ord. No. 211A; amended 12-4-2023 by Ord. No. 184A]
- ~~(l) Accessory dwelling unit pursuant to § 300-55, if the property in question i) involves a nonconforming situation as defined by § 300-73 of this chapter; ii) is the~~

~~subject of an existing finding, special permit, or variance; or iii) requires a variance, relief under § 300-76, or other zoning relief. Applicants for a special permit for accessory dwelling unit use shall also comply with the requirements of all other provisions of this chapter. Noncomplying structures and nonconforming structures, 10 years or older, as defined in § 300-73 of this chapter, shall not be eligible for a special permit for accessory dwelling unit use. [Added 12-4-2023 by Ord. No. 184A]~~

(2) The following uses are only allowed by special permit granted by the Planning Board:
[Added 6-18-2018 by Ord. No. 067B]

(a) Large-scale ground-mounted solar energy system, subject to the provisions of § 300-135.

D. Building and area requirements.

(1) The lot on which the building or group of buildings is constructed shall have a minimum area of 15,000 square feet for each dwelling unit in the development. Maximum coverage by buildings (not including the landscaped exterior of underground garage space) shall not exceed 15% of the gross area of the lot or tract. Said lot or tract may have roads or ways constructed thereon, and the approval of said roads or ways by the Beverly Planning Board under the Subdivision Control Law (MGL Chapter 41) shall not be deemed to divide said lot or tract into two or more lots or tracts. [Amended 3-20-2017 by Ord. No. 211A]

(2) No multiple dwelling shall measure more than 125 feet on its long side; except that where front and rear setback offsets of at least three feet are provided at fifty-foot intervals, more or less, the length of said dwelling shall not exceed a length of 200 feet.

(3) Accessory commercial uses permitted by this chapter shall not occupy more than 2% of the total gross floor space of multifamily dwellings. No exterior signs advertising such uses and no illuminated interior signs displayed in windows shall be permitted.

(4) Except for fences, walls, gardens, and landscape features, no dwelling or structure shall be erected closer than 200 feet to the boundary line of land located in another district.

(5) No building shall exceed 55 feet in height measured from the level of the principal entrance. [Amended 6-26-1987]

(6) Not more than 15% of the dwelling units within the district shall contain three or more bedrooms.

(7) In multiple dwelling groups, the minimum spacing between buildings shall be as follows:

(a) Front-to-front, front-to-rear, and rear-to-rear: 60 feet.

(b) End-to-end (with facing windows): not less than their average height.

(c) End-to-end (without facing windows) or corner-to-corner (offset): not less than

1/2 of their height.

(d) Front-to-rear siting shall be avoided if at all practicable.

(8) Interior private ways shall have a minimum width of 24 feet for two-way traffic and 18 feet for one-way traffic and shall be paved in accordance with the applicable rules and regulations of the Planning Board adopted under the Subdivision Control Law. Buildings other than carports or garages shall be set back not less than 35 feet from the center line of two-way interior private ways and not less than 30 feet from the center line of one-way interior private ways. Paved off-street parking spaces adjacent to such ways shall not be considered as part of said ways for purposes of computing the dwelling building setbacks therefrom.

(9) All multiple-family dwellings shall be served by public or equivalent sanitary sewer and water systems. No building permit shall be granted unless the Building Inspector shall first receive a report from the Director of Engineering, Commissioner of Public Services, Public Works that provision has been made for the disposal of sewage into a system of sufficient capacity.[Amended 2-16-2016 by Ord. No. 013]

(10) All electrical and telephone service shall be provided underground to all buildings within a multiple dwelling group project. No building shall have more than one exterior television or radio antenna.

(11) Sufficient enclosed area and equipment shall be provided within each multiple-family dwelling for laundering and drying purposes. No outside area shall be provided for such purposes, unless such area is enclosed by a solid screen of evergreen shrubs or fencing at least six feet high.

(12) No multiple dwelling group nor any individual multiple dwelling shall be permitted unless provision shall be made for adequate snow removal and trash and garbage disposal.

(13) A plan showing recreational facilities must be approved by the Planning Board. The area shall be a minimum of 10% of the gross area of the site and shall be contiguous.

(14) A site plan of the proposed development, including the location, length, and layout of proposed buildings, structures, roads, parking areas, recreational facilities, utilities, and other improvements, must be approved by the Planning Board.

E. Parking requirements. Off-street parking shall be in accordance with the requirements set forth in Article X below.[Amended 2-16-2016 by Ord. No. 013]

F. Sign requirements. All signs in the RSD District shall conform to the regulations set forth in Article XI below.

G. Special requirements.

(1) No major recreational equipment, as defined herein, shall be parked or stored in the district, except in a carport, or enclosed buildings, or in the side yard or rear-yard area. No such equipment shall be used for living, sleeping, or housekeeping purposes on the lot on which it is stored.

(2) Commercial and recreational uses clearly accessory or incidental to the principal use of the RSD District shall be permitted on the approval of a site plan by the Planning Board. Other commercial and recreational uses shall be allowed upon the approval of a site plan thereof by the Planning Board and upon the granting of a special permit therefore by the Board of Appeals.

§ 300-39 CN Neighborhood Commercial District.

A. General description. The CN Neighborhood Commercial District is established principally to allow for limited commercial development adjacent to residential neighborhoods, intended to serve primarily those neighborhoods.

B. Uses by right. Property and buildings shall be used only for the following purposes:

- (1) Detached one-family dwelling.
- (2) Semidetached and two-family dwellings.
- (3) One or more dwellings in a permitted commercial building. [Amended 6-26-1987]
- (4) Historic site including historic dwellings, or museum not operated for profit.
- (5) Sanitary landfill facilities, provided that the same are operated by the municipality, or pursuant to a municipal lease or license.
- (6) Home occupation as defined herein.
- (7) Retail establishment serving local area needs, including, but not limited to, drug, grocery, baked goods store, and photo processing stores, with up to 5,000 square feet of floor area per establishment.
- (8) Personal and consumer service establishments, including, but not limited to, barber or beauty shop and laundromat.
- (9) Business and professional offices; banks.
- (10) Funeral home.
- (11) Agricultural, horticultural, and floricultural uses and expansion or reconstruction of existing structures relating thereto, permitted with a minimum lot size of 5,000 square feet.
- (12) Accessory buildings and uses required for and clearly incidental to the principal building or use are permitted.
- (13) Any use allowed by right under Article VI.

(14) Protected Use Accessory Dwelling Unit pursuant to § 300-55.

C. Uses by special permit.

(1) The following uses are only allowed by special permit granted by the Board of Appeals:

- (a)** Subsidized elderly housing.
- (b)** Other private or quasi-public club, charitable institution, or community service organization, except where the chief activity is a service customarily carried on as a business.
- (c)** Commercial marina for the sale, mooring, and rental of boats.
- (d)** Private, noncommercial stable.
- (e)** Restaurant selling food for consumption entirely on the premises.
- (f)** Taxi, rail, bus passenger terminal.
- (g)** Essential public services such as transformer stations, substations, pumping stations, automatic telephone exchanges, not including outdoor vehicle or equipment storage.
- (h)** Bed-and-breakfast establishments.[Amended 3-19-1991]
- (i)** Any use, including accessory uses, allowed by special permit under Article **VI**.
- (j)** Commercial mobile radio service transmission facilities, structures, and/or towers. [Amended 6-11-1996 by Ord. No. 115]
- (k)** Brewery, distillery, winery (pursuant to standards in § **300-3**, Definitions and § **300-98B**, Site plan review). [Added 4-19-2016 by Ord. No. 014; amended 7-23-2019 by Order No. 393]

(2) The following uses are only allowed by special permit granted by the Planning Board:
[Added 4-19-2016 by Ord. No. 014]

- (a)** Artist live/work, subject to the provisions of Article **XVI**.
- (b)** Large-scale ground-mounted solar energy system, subject to the provisions of § **300-135**. [Added 6-18-2018 by Ord. No. 067B]

D. Building and area requirements. Dimensional requirements are the same as the least restrictive adjacent residential district.

E. Parking requirements. Off-street parking shall be in accordance with the requirements set forth in Article **X** below.

F. Sign requirements. All signs in the CN District shall conform to the regulations set forth in Article **XI** below.

G. Special requirements.

NO. 119

(1) Screening of conflicting uses.

(a) At the time of occupancy of a new nonresidential use, or the expansion of the outside outline of an existing nonresidential use of any lot in an industrial or commercial district, there shall be a bufferyard along each boundary which adjoins an R District or use. This bufferyard shall consist of landscaped plantings, including evergreens, the plantings to be of such height and density as needed to adequately screen from view any light glare, parking lots, loading bays, accessory buildings or uses. Fences, walls, and earthen berms may be included as part of the bufferyard, but shall not be used in place of the landscaped screening.

(b) The adequacy of screening and landscaping shall be approved by the Building Inspector, after consultation with the Planning Board, and shall be incorporated in the Building Inspector's records. In the event a special permit or site plan review is required, the planting plan shall be considered in this review. Required screening and landscaping shall be in good condition and appearance. Failure to maintain same shall be deemed a violation of this chapter and shall be subject to the enforcement procedures contained herein.[Amended 6-26-1987]

(2) No retail or commercial establishment may operate between the hours of 12:00 midnight and 5:00 a.m. [Amended 9-5-1991]

§ 300-40 **CC Central Business District/CC2 Central Business Cabot Districts.** [Amended 6-26-1987; 6-6-1990; 3-19-1991; 7-1-1992; 5-20-1993; 6-11-1996 by Ord. No. 115; 6-11-2007 by Ord. No. 35; 7-12-2011 by Ord. No. 61; 4-19-2016 by Ord. No. 0147-31-2017 by Ord. No. 374A; 6-18-2018 by Ord. No. 067B; 1-7-2019 by Ord. No. 213A; 7-23-2019 by Order No. 3932-13-2023 by Ord. No. 279; 12-4-2023 by Ord. No. 184A; 10-21-2024 by Ord. No. 236]

A. General description. The CC Central Business/CC2 Central Business Cabot Districts are established to provide principally for a central commercial business district.

B. Uses by right. Property and buildings shall be used only for the following purposes:

(1) Detached one-family dwelling.

(2) Semidetached and two-family dwelling.

(3) Multifamily dwelling if not within a Core Pedestrian Area (as defined in § 300-5) and subject to Subsection H, Special requirements for multiple dwellings, if applicable.

(4) Mixed-use building containing both commercial and residential (multifamily dwelling) uses, provided:

(a) In the Core Pedestrian Area (as defined in § 300-5), 100% of the ground floor facing the primary street shall be occupied by an activated ground floor use (as defined in § 300-5) and the use(s) shall meet the activated ground floor design standards in § 300-40I. If a specific use is listed separately under § 300-40C, the special permit still applies.

- (5) Subsidized elderly housing, subject to the provisions of Subsection **D** below.
- (6) Historic site including historic dwellings, or museum not operated for profit.
- (7) Sanitary landfill facilities, provided that the same are operated by the municipality, or pursuant to a municipal lease or license.
- (8) Home occupation as defined herein.
- (9) Retail establishments.
- (10) Personal and consumer service establishments, including, but not limited to, barber or beauty shop and laundromat.
- (11) Business and professional offices; banks.
- (12) Funeral home.
- (13) Restaurant selling food for consumption entirely on the premises.
- (14) Agriculture, horticultural, and floricultural uses and expansion or reconstruction of existing structures relating thereto, with a minimum lot size of 5,000 square feet.
- (15) Administrative offices, data processing centers, and laboratory for scientific and industrial research, including testing and product development.
- (16) Printing and publishing establishment, including photostatic copying.
- (17) Taxi, rail, bus passenger terminal.
- (18) Accessory buildings and uses required for and clearly incidental to the principal building or use are permitted.
- (19) Those uses allowed by right under Article **VI**.
- (20) Artist live/work, subject to the provisions of Article **XVI**.
- (21) Brewery, distillery, winery (pursuant to standards in § **300-3**, Definitions and § **300-98B**, Site plan review).
- (22) Protected Use Accessory Dwelling Unit pursuant to § 300-55.

C. Uses by special permit.

- (1) The following uses are only allowed by special permit granted by the Planning Board:
 - (a) Multifamily dwelling or mixed-use building that does not meet the standards specified in § **300-40B(3)** and **(4)**; subject to Subsection **H**, Special requirements for multiple dwellings, if applicable.

- (b)** Rooming, lodging, or boarding house.
- (c)** Gymnasium, health club, commercial swimming pool.
- (d)** Other private or quasi-public club, charitable institution, or community service organization, except where the chief activity is a service customarily carried on as a business.
- (e)** Commercial marina for the sale, mooring, and rental of boats.
- (f)** Private, noncommercial stable.
- (g)** Hotel or motel.
- (h)** Place of commercial recreation such as a theater, bowling alley, roller skating rink or ice skating rink where the use is conducted entirely indoors. For purposes of this subsection, the term "commercial indoor recreation" does not include those uses regulated by MGL c. 140, § 183A.
- (i)** Essential public services such as transformer stations, substations, pumping stations, automatic telephone exchanges, not including outdoor vehicle or equipment storage.
- (j)** Parking lots or garages as a principal use of the lot.
- (k)** Those uses, including accessory uses, allowed by special permit under Article VI.
- (l)** Commercial mobile radio service transmission facilities, structures, and/or towers.
- (m)** Maker space.
- (n)** Large-scale ground-mounted solar energy system, subject to the provisions of § 300-135.

(2) The following uses are only allowed by special permit granted by the Board of Appeals:

- (a)** Bed-and-breakfast establishments.
- (b)** Marijuana retailers, subject to provisions of § 300-122.
- (c)** Medical marijuana treatment center or registered marijuana dispensary (RMD), subject to provisions of § 300-122.

D. Building and area requirements.

- (1)** Commercial uses, residential uses or combined commercial/residential uses on

CC/CC2-zoned lots with side and/or rear yards abutting a residential zoning district:

- (a) Minimum lot area: none for 100% commercial use; 1,000 square feet of total lot area per dwelling unit for residential use.
- (b) Minimum lot frontage: none for 100% commercial use; 50 feet for residential use.
- (c) Minimum front yard setback: none
- (d) Minimum side yard setback: 10 feet; 15 feet if building is over three stories for that side yard which abuts the side yard or rear yard of a residentially zoned lot.
- (e) Minimum rear yard setback: 20 feet if the rear yard abuts a side yard or rear yard of a residentially zoned lot.
- (f) Maximum building height: In CC District, 55 feet when "RHD" is the abutting residential district. In CC2 subdistrict, 45 feet with no more than four stories. In both CC and CC2, 35 feet when "RMD" or "R-6" is the abutting residential district.
- (g) For commercial uses, residential uses or combined commercial/residential uses which abut residential zoning district by a public way with an average width of at least 25 feet or a railroad right-of-way of at least 25 feet there shall be no setback requirement.
- (h) For CC Zoned lots in the MBTA Communities Overlay District see § 300-140D for building and area requirements.

(2) Residential uses which do not abut a residential zoning district:

- (a) Minimum lot area: 1,000 square feet of total lot area per dwelling unit.
- (b) Minimum lot frontage: 50 feet.
- (c) Minimum front yard setback: 15 feet.
- (d) Minimum side yard setback: 10 feet; 15 feet if over three stories.
- (e) Minimum rear yard setback: 20 feet.
- (f) Maximum height: In CC District, 55 feet. In CC2 subdistrict, 45 feet with no more than four stories.
- (g) For CC Zoned lots in the MBTA Communities Overlay District see § 300-140D for building and area requirements.

(3) Commercial uses which do not abut a residential district:

- (a) Minimum lot area: none.

- (b)** Minimum lot frontage: none.
- (c)** Minimum front yard setback: none.
- (d)** Minimum side yard setback: none.
- (e)** Minimum rear yard setback: none.
- (f)** Maximum height: In CC District, 55 feet. In CC2 subdistrict, 45 feet with no more than four stories.

(4) Commercial or residential uses within structures existing at the time of the adoption of this chapter:

- (a)** Minimum lot area: none for commercial use; 1,000 square feet of total lot area per dwelling unit for residential uses.
- (b)** Minimum lot frontage: none.
- (c)** Minimum front yard setback: none.
- (d)** Minimum side yard setback: none.
- (e)** Minimum rear yard setback: none.
- (f)** Maximum height: In CC District, 55 feet. In CC2 subdistrict, 45 feet with no more than four stories.

(5) Combined commercial/residential uses on lots with side and/or rear yards which do not abut a residential zoning district:

- (a)** Minimum lot area: none.
- (b)** Minimum lot frontage: 50 feet.
- (c)** Minimum front yard setback: none.
- (d)** Minimum side yard setback: none.
- (e)** Minimum rear yard setback: none.
- (f)** Maximum height: In CC District, 55 feet. In CC2 subdistrict, 45 feet with no more than four stories.

E. Parking requirements.

(1) Off-street parking shall be in accordance with the requirements set forth in Article X below, and with the parking requirements applicable to the Depot Parking Overlay District described in Subsection **E(2)** below, and with the parking requirements applicable to the Mandatory Mixed Use Overlay District described in Article **XX** below.

The parking requirements for the Depot Parking Overlay District and the Mandatory Mixed Use Overlay District apply to the lots that are located in both Overlay Districts.

(2) Having determined that a reduction in the parking requirement for two-bedroom dwelling units within walking distance of the Beverly MBTA Depot is reflective of actual demand and would be beneficial in encouraging "smart growth" residential development, the City of Beverly hereby establishes the Depot Parking Overlay District, which shall include those lots within the CC Central Business District south of Federal Street and having frontage on Rantoul Street. The Depot Parking Overlay District is shown on the official City of Beverly Zoning District Map. The off-street parking requirement for one- and two-bedroom dwelling units located in the Depot Parking Overlay District shall be one off-street parking space per dwelling unit.

F. Sign requirements. All signs in the CC Central Business/CC2 Central Business Cabot Districts shall conform to the regulations set forth in Article XI below.

G. Special requirements.

(1) Screening of conflicting uses.

(a) At the time of occupancy of a new nonresidential use, or the expansion of the outside outline of an existing nonresidential use, of any lot in an industrial or commercial district, there shall be a bufferyard along each boundary which adjoins an R District or use.

(b) This bufferyard shall consist of landscaped plantings, including evergreens, the plantings to be of such height and density as is needed to adequately screen from view any light glare, parking lots, loading bays, accessory buildings or uses. Fences, walls, and earthen berms may be included as part of the bufferyard, but shall not be used in place of the landscaped screening.

(c) The adequacy of screening and landscaping shall be approved by the Building Inspector, after consultation with the Planning Board, and shall be incorporated in the Building Inspector's records. In the event a special permit or site plan review is required, the planting plan shall be considered in this review. Required screening and landscaping shall be in good condition and appearance. Failure to maintain same shall be deemed a violation of this chapter and shall be subject to the enforcement procedures contained herein.

(2) (Reserved)

H. Special requirements for multiple dwellings. The development of multiple dwellings which includes townhouses shall be in accordance with the density and dimensional requirements of Subsection D above and the following:

(1) No multiple dwelling shall measure more than 125 feet on its long side; except that where front and rear setback offsets of at least three feet are provided at fifty-foot intervals, more or less, the length of said dwelling shall not exceed a length of 200 feet.

(2) In multiple dwelling groups, the minimum spacing between buildings shall be as

follows:

- (a)** Front-to-front, front-to-rear, and rear-to-rear: 60 feet.
- (b)** End-to-end (with facing windows): not less than their average height.
- (c)** End-to-end (without facing windows) or corner-to-corner (offset): not less than 1/2 of their height.
- (d)** Front-to-rear siting shall be avoided if at all practicable.

(3) No multiple dwelling group nor any individual multiple dwelling shall be permitted unless provision shall be made for adequate snow removal and trash and garbage disposal.

(4) Sufficient enclosed area and equipment shall be provided within each multiple-family dwelling for laundering and drying purposes. No outside area shall be provided for such purposes, unless such area is enclosed by a solid screen of evergreen shrubs or fencing at least six feet high.

I. Activated ground floor development standards. The development of activated ground floor uses in the Core Pedestrian Area of the CC/CC2 Districts shall be in accordance with the following standards, as well as the Beverly Downtown Design Guidelines, as applicable:

(1) Buildings shall extend across a minimum of 80% of the lot at the frontage on the primary street, allowing for vehicular and pedestrian circulation. Public open space at the sidewalk may be included in the 80% if a building is located behind it.

(2) No more than 25% of the ground floor space in the building facing the primary street can support any combination of residential lobby and residential circulation, private open space, and/or hotel/motel uses, in the Core Pedestrian Area.

(3) Uses on the ground floor shall have no less than 25 feet of building depth (or the full depth of the building, whichever is less).

(4) The floor-to-floor height of ground floors shall be no less than 12 feet in all mixed-use buildings in the CC/CC2 District, regardless of residential use on the ground floor. Floor-to-floor heights may be adapted to accommodate grade changes along the street as necessary.

(5) In the Core Pedestrian Area, the glazing/transparency (windows) of the facade shall extend for 70% of the facade width, between two feet and 10 feet from the sidewalk grade. Dark tinting and completely covered windows should be avoided.

(6) On ground floors facing primary streets, doorways shall open directly to the sidewalk. Where permitted outside the Core Pedestrian Area, residential units on the ground floor may open to the sidewalk where feasible.

(7) On buildings with a zero foot front setback, doorways shall be recessed, at a minimum distance equal to the swing of the door, to add visual character to the street and prevent doors from opening onto the sidewalk. Doorways on buildings with greater front setback

may also consider a recessed doorway.

§ 300-41 CG General Commercial District.

[No changes proposed in this sub-section.]

§ 300-42 IR and IR Overlay Restricted Industrial, Research and Office District. [Amended 2-19-2009 by Ord. No. 230]

[No changes proposed in this sub-section.]

§ 300-43 IG General Industrial District.

[No changes proposed in this sub-section.]

§ 300-44 HD Hospital District.

[No changes proposed in this sub-section.]

§ 300-45 BHD Beverly Harbor District. [Amended 6-26-1987; 3-19-1991; 7-1-1992; 5-20-1993; 6-11-1996 by Ord. No. 115; 6-1-2015 by Ord. No. 314]

[No changes proposed in this sub-section.]

§ 300-46 WDR Waterfront Development Residential District. [Amended 12-27-2006 by Ord. No. 109]

[No changes proposed in this sub-section.]

§ 300-47 MOSR Municipal Open Space and Recreation District. [Amended 6-28-1999 by Ord. No. 109]

[No changes proposed in this sub-section.]

**Article VIII
Overlay Districts**

[No changes proposed in this section.]

**Article IX
Special Density and Dimensional Regulations**

[Add the following subsections and revisions in Article IX as noted:]

§ 300-53 Planned Residential Development (PRD).

[No changes proposed in this sub-section.]

§ 300-54 **Open space residential design (OSRD) site plans.**

[No changes proposed in this sub-section.]

§ 300-55 **Accessory Dwelling Units.** [Amended 7-5-2012 by Ord. No. 72; 12-4-2023 by Ord. No. 184A]

A. Purpose. The purpose of § 300-55 is to allow for Accessory Dwelling Units (ADUs), as defined under M.G.L. c. 40A § 1A, to be built as-of-right in Single Family Residential Zoning Districts in accordance with Section 3 of the Zoning Act (M.G.L. c. 40A), as amended by Section 8 of Chapter 150 of the Acts of 2024, and the regulations under 760 CMR 71.00: Protected Use Accessory Dwelling Units. This zoning provides for by-right ADUs to accomplish the following purposes: Intent and objectives. The accessory dwelling unit requirements and procedures outlined in this section are intended, among other things, to meet the changing needs of owner-occupied households and to create and make available small, individual rental units and to:

- (1) Increase the housing production to address local and regional housing needs across all income levels and at all stages of life. Create feasible housing alternatives for elderly people who wish to remain in their home.
- (2) Develop small-scale infill housing that fits the context of zoning districts that allow single-family housing while providing gentle/hidden density. Encourage a diverse population of residents in the City of Beverly by providing additional affordable housing options.
- (3) Provide a more moderately priced housing option to serve smaller households, households with lower incomes, seniors, and people with disabilities. Enable homeowners of single-family dwellings to generate rental income while still occupying the property.
- (4) Enable property owners to age in place, downsize, or earn supplemental income from investing in their properties.

B. Definitions. For purposes of this Section 300-55 only, the following definitions shall apply:

ACCESSORY DWELLING UNIT (ADU)

A self-contained housing unit, inclusive of sleeping, cooking, and sanitary facilities on the same Lot as a Principal Dwelling, subject to otherwise applicable dimensional and parking requirements, that maintains a separate entrance, either directly from the outside or through an entry hall or corridor shared with the Principal Dwelling sufficient to meet the requirements of the Building and Fire Code for safe egress. ADUs may be detached, attached, or internal to the Principal Dwelling. [General references to ADUs in this by-law include both Protected Use ADUs and Local ADUs.]

DESIGN STANDARDS

Clear, measurable and objective provisions of zoning, or general ordinances or by-laws, which are made applicable to the exterior design of, and use of materials for an ADU when those same design standards apply to the Principal Dwelling to which the ADU is an accessory.

DWELLING UNIT

A single-housing unit providing complete, independent living facilities for one or more persons, including permanent provisions for living, sleeping, eating, cooking, and sanitation. This can include a housing unit within a single-family, duplex, or multi-unit development.

EOHLC

The Executive Office of Housing and Livable Communities.

GROSS FLOOR AREA

The sum of the areas of all stories of the building of compliant ceiling height pursuant to the Building Code, including basements, lofts, and intermediate floored tiers, measured from the interior faces of exterior walls or from the centerline of walls separating buildings or dwelling units but excluding crawl spaces, garage parking areas, attics, enclosed porches, and similar spaces. Where there are multiple Principal Dwellings on the Lot, the GFA of the largest Principal Dwelling shall be used for determining the maximum size of a Protected Use ADU.

HISTORIC DISTRICT

A district in a municipality established pursuant to M.G.L.-c. 40C or other State Law that is characterized by the historic or architectural significance of buildings, structures, and sites, and in which exterior changes to and the construction of buildings and structures are subject to regulations adopted by the municipality pursuant to M.G.L. c. 40C or other state law.

LOCAL ADUs

An ADU that is not a Protected Use ADU but includes rules specific to the City of Beverly.

LOT

An area of land with definite boundaries that is used, or available for use, as the site of a structure, or structures, regardless of whether the site conforms to requirements of zoning.

MODULAR DWELLING UNIT

A pre-designed Dwelling Unit assembled and equipped with internal plumbing, electrical or similar systems, in compliance with the Building and Fire Code, prior to movement to the site where such Dwelling Unit is affixed to a foundation and connected to external utilities; or any portable structure with walls, a floor, and a roof, designed or used as a Dwelling Unit, transportable in one or more sections and affixed to a foundation and connected to external utilities.

PRE-EXISTING NONCONFORMING STRUCTURE

A structure that does not conform to zoning.

PRINCIPAL DWELLING

A structure, regardless of whether it, or the Lot it is situated on, conforms to zoning, including use requirements and dimensional requirements, such as setbacks, bulk, and height, that contains at least one Dwelling Unit and is, or will be, located on the same Lot as a Protected Use ADU.

PROTECTED USE ADU

An attached, detached or internal ADU that is located, or is proposed to be located, on a Lot in a Single-Family Residential Zoning District and is not larger in Gross Floor Area than ½ the Gross Floor Area of the Principal Dwelling or 1,000 square feet, whichever is smaller, provided that only one ADU on a Lot may qualify as a Protected Use ADU. An ADU that is nonconforming to zoning shall still qualify as a Protected Use ADU if it otherwise meets this definition.

SINGLE-FAMILY RESIDENTIAL DWELLING UNIT

A structure on a Lot containing not more than one Dwelling Unit.

SINGLE FAMILY RESIDENTIAL ZONING DISTRICT

Any zoning district where Single-Family Residential Dwellings are a permitted or an allowable use, including any zoning district where Single-Family Residential Dwellings are allowed as-of-right, or by Special Permit.

TRANSIT STATION

A Commuter Rail Station or Bus Station

(1) COMMUTER RAIL STATION

Any commuter rail station operated by a Transit Authority with year-round service with trains departing at regular time intervals, rather than intermittent, seasonal, or event-based service.

(2) BUS STATION

Any location serving as a point of embarkation for any bus operated by a transit authority.

~~C.B.~~ Regulations. For purposes of this Section 300-55, the following provisions shall apply: Conditions and requirements. Notwithstanding provisions in this chapter to the contrary, an accessory dwelling unit in any residential zone is subject to the following provisions:

(1) General Provisions for All ADUs~~Owner-occupancy. At least one owner of record or individual with a beneficial interest in the property shall reside in one of the two dwelling units.~~

(a) Code Compliance

[1] ADUs shall maintain a separate entrance from the Principal Dwelling sufficient to meet safe egress under the Building Code and Fire Code.

[2] ADU construction shall comply with 310 CMR 15.000: The State Environmental Code, Title 5 regulations for a Single-Family Residential Dwelling in the Zoning District in which Single-Family Homes are

permitted and in which the Protected Use ADU is located.

[3] All Dwelling Units on a property must have all applicable utility services (including electricity, water, oil and gas) active if an ADU is present. These applicable utility services are not required to be separate from the Principal Dwelling.

(b) Transient Lodging

[1] An ADU shall not be used for Transient Lodging and is strictly prohibited.

(c) Property and Deed

[1] The Principal Dwelling and any ADU, including Protected Use Accessory Dwelling Units, shall remain in common or single ownership and shall not be severed in ownership. The Accessory Dwelling Unit shall not be sold separately from the Principal Dwelling.

(2) Protected Use ADUs. The Director of Municipal Inspections shall approve a Building Permit authorizing Protected Use ADU installation and use within, or on a Lot with, a Principal Dwelling in a Single-Family Residential Zoning District, including within, or on a Lot with, a Pre-Existing Nonconforming Structure, if the following conditions are met: Dwelling unit maximum. There shall be no more than one accessory dwelling unit on a property.

(a) Dimensional Standards

[1] Minimum front yard setback: Same as for the Principal Dwelling for the zoning district in which the Protected Use ADU is located. No Protected Use ADU may be located within the front yard of a lot, unless a Protected Use ADU is located within a pre-existing non-conforming Accessory Building.

[2] Minimum side yard and/or rear yard setback: five feet if the Protected Use ADU is less than 10 feet in height; otherwise, side and/or rear yard setbacks applicable to the Principal Dwelling for the zoning district in which the Protected Use ADU is located apply.

[3] Maximum Height: ten feet if the Protected Use ADU is located within the required side or rear yard setback for the Principal Dwelling for the zoning district in which the Protected Use ADU is located; otherwise, a Protected Use ADU shall not be taller than the maximum allowable height of the Principal Dwelling for the zoning district in which the Protected Use Accessory Dwelling Unit is located.

(b) Off-Street Parking

[1] One additional off-street parking space shall be required for Protected Use ADUs located outside the ½-mile radius of a Transit Station. No off-

street parking is required for Protected Use ADUs located within a ½-mile radius of a Transit Station.

~~(3) Accessory Dwelling Unit MaximumSanitary and building codes. All accessory dwelling units must meet the minimum requirements for the state's sanitary and building codes, in addition to any other corresponding municipal codes.~~

~~(a) No more than one Protected Use ADU, Accessory Apartment, or other Local ADU shall be allowed on a Lot. Relief from this limitation shall not be available by special permit or variance. To the extent required by state law, a Protected Use ADU shall be allowed in addition to a pre-existing Accessory Apartment or other Local ADU, subject to all applicable provisions of this Ordinance, provided, however, if a condition of the creation of a pre-existing Accessory Apartment or Local ADU included owner occupancy of at least one Dwelling Unit, occupancy of an Accessory Dwelling Unit by a relative or relatives, or the presence of at least one parking space on the property for such unit, those conditions shall continue to be a condition of continued use of any such Accessory Apartment or Local ADU.~~

~~(4) NonconformanceAll dwelling units on a property must have all applicable utility services (including electricity, water, oil and gas) active if an accessory dwelling unit is present.~~

~~(a) A Protected Use ADU shall be permitted within, or on a Lot with, a Pre-Existing Nonconforming Structure so long as the Protected Use ADU can be developed in conformance with the Building Code, 760 CMR 71.00, and state law.~~

~~(5) Design. The accessory dwelling unit shall be designed so that the appearance, architectural style, and scale of the building is compatible and complementary with the principal building.~~

~~(6) Dimensional regulations for accessory dwelling units. All accessory dwelling units are subject to the following dimensional regulations:~~

~~(a) Square footage. Accessory dwelling units shall be no greater than 1,000 square feet in total gross floor area or 50% of the principal building's gross floor area, whichever is smaller.~~

~~(b) Setbacks. Accessory dwelling units shall conform to the required rear yard and side yard requirements of the existing zoning district.~~

~~(c) Special provisions for accessory dwelling unit (attached).~~

~~[1] Front entrance. The principal dwelling unit shall have only one front entrance; any new entrance shall be located on the side or in the rear of the building, to the extent feasible. Where two or more entrances already exist on the front facade of a dwelling and where modifications are made to any of the entrances, it shall result in one entrance appearing to be the principal entrance and other entrances appearing to be secondary.~~

~~{2} Stairways. All stairways leading to second or third stories shall be enclosed within the exterior walls of the dwelling.~~

~~(d) Special provisions for accessory dwelling unit (detached)~~

~~{1} Height regulations. The accessory dwelling unit (detached) shall not be taller than the principal dwelling, and shall not exceed 35 feet in height.~~

~~{2} Building location. All accessory dwelling units (detached) shall clearly be secondary to the principal building and shall be located behind the front building edge of the principal building. Accessory dwelling units are not permitted in front yards.~~

~~{3} All accessory dwelling units (detached) shall be complementary to the building form and architectural style of the principal building.~~

~~(7) Use of an accessory dwelling unit for transient lodging is strictly prohibited.~~

~~(8) Lighting. All exterior lighting shall be designed and installed so as to be shielded and downcast so as to avoid light trespass onto adjacent properties.~~

~~(9) Parking regulations for accessory dwelling units.~~

~~(a) A minimum of one off-street parking space shall be provided and reserved for the accessory dwelling unit. This space shall be distinct from other off-street parking spaces on the property and reserved for use by the accessory dwelling unit.~~

~~(10) Property and deed. The principal dwelling and the accessory dwelling unit shall remain in common or single ownership and shall not be severed in ownership. The accessory dwelling unit shall not be sold separately from the principal building.~~

D. Administration and Enforcement

(1) The Zoning Enforcement Officer shall administer and enforce the provisions of this Section 300-55.

(2) No building shall be changed in use or configuration without a Building Permit from the Director of Municipal Inspections.

(3) No building shall be occupied until a Certificate of Occupancy is issued by the Director of Municipal Inspections.

(4) The Zoning Enforcement Officer shall apply the Dover analysis as articulated in standards in 760 CMR 71.03(3)(a), to any request for a Protected Use ADU Building Permit and shall waive any zoning requirements that the Zoning Enforcement Officer finds to be unreasonable under the Dover analysis.

§ 300-56 **Commercial mobile radio service transmission facilities.**

[No changes proposed in this sub-section.]

§ 300-57 **Congregate housing for elderly and/or permanently disabled residents.**

[No changes proposed in this sub-section.]

§ 300-58 **Residential reuse of public buildings.**

[No changes proposed in this sub-section.]

Article X
Parking and Loading Requirements

[No changes proposed in this section.]

Article XI
Signs

[No changes proposed in this section.]

Article XII
Nonconforming Situations

[No changes proposed in this section.]

Article XIII
Board of Appeals

[No changes proposed in this section.]

Article XIV
Administration and Enforcement

[No changes proposed in this section.]

Article XV
Affordable Housing

[No changes proposed in this section.]

Article XVI
Artist Live/Work Requirements

[No changes proposed in this section.]

Article XVII
Sale and Distribution of Recreational Marijuana

[No changes proposed in this section.]

Article XVIII
Solar Energy Systems

[No changes proposed in this section.]

Article XIX
Smart Growth or Transit Oriented Overlay Districts

[No changes proposed in this section.]

Article XX
MBTA Communities and Mandatory Mixed Use Overlay District

[No changes proposed in this section.]

City Clerk's Office
191 Cabot Street
Beverly, MA 01915
E-Mail. lkent@beverlyma.gov

City of Beverly
Legal Notice - #2026-119

**LEGAL NOTICE
CITY OF BEVERLY**

Notice is hereby given in accordance with M.G.L. Chapter 40A, Section 5, that the **Beverly City Council and Beverly Planning Board** will hold a **Joint Public Hearing** on **Monday, May 4, 2026 at 7:30 p.m.** in the City Council Chamber, City Hall – 3rd Floor, 191 Cabot Street, Beverly, MA, relative to proposed revisions to the City of Beverly Zoning Ordinance regarding Accessory Dwelling Units as required by the Massachusetts Affordable Homes Act – Chapter 150 of the Acts of 2024, Section 8.

Copies of the proposed Amendment are on file in the Planning Department and the City Clerk's Office, posted on the Planning Department's webpage, and are available for public review.

ATTEST:
Lisa Kent
City Clerk

Please publish twice, on Friday, April 17, and Friday, April 24, 2026

City Clerk's Office
191 Cabot Street
Beverly, MA. 01915-5849

#119

THE SALEM NEWS Friday, April 17, 2026 13

City of Beverly

Legal Notice - #2026-119

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ATTEST:

Lisa Kent City Clerk
SN - April 17, 24 2026

ORDER #119

THE SALEM NEWS Friday, April 24, 2026 13

PUBLIC NOTICES

**City of Beverly
Legal Notice - #2026-119**

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ATTEST:

Lisa Kent City Clerk
SN - April 17, 24 2026



**CITY of BEVERLY
OFFICE of THE MAYOR**

*191 Cabot Street
Beverly, Massachusetts 01915
Phone (978) 921-6000
Fax (978) 922-0285*

NO. 142

CITY OF BEVERLY
RECEIVED AND RECORDED
CITY CLERK'S OFFICE

2026 MAY 14 A 10:48

Mayor

*Michael P. Cahill
Chief of Staff
Julia Q. Long
Executive Secretary
Martha A. Lewis*

May 13, 2026

Honorable Beverly City Council
191 Cabot Street
Beverly, MA 01915

Re: Amending Beverly Ordinances §§ 244-15, 244-16, and 244-17 Trash Removal and Disposal Fees

Dear Honorable Council:

Enclosed please find a proposed order amending Beverly Ordinance §§ 244-15, 244-16, and 244-17. These amendments would increase the curbside collection trash fee for residential properties to \$425 and for commercial properties to \$650. The amendments also provide for reduced fees for seniors, hardship cases and those who elect a smaller solid waste receptacle.

Effective July 1, 2005, the City established a \$100.00/residential unit curbside collection trash fee. In FY06, the City paid approximately \$2.4 million for collection and disposal of all City trash; the income from the curbside collection trash fee covered approximately 50% of the program cost. Twenty years later, in FY26 the curbside collection trash fee covered only approximately 35% of the program cost.

For FY27, the City estimates the cost for the collection and disposal of all City trash will total \$5,461,000.00. Leaving the fee unchanged would require transferring approximately 77% of the program costs from the General Fund to cover the full cost of collection and disposal of City trash. By increasing the fee as proposed, approximately 93% of the program costs will be covered by the fee.

The City's curbside collection program and other sanitation programs are incorporated into the Sanitation Enterprise Fund. All charges for services are deposited into the Sanitation Enterprise Fund and must be used for that purpose. Pursuant to M.G.L. c. 44, §53F1/2, any surplus funds must be used for capital expenditures of the enterprise, or, if authorized, to reduce charges.

NO. 142

Please initiate action on this matter at your next City Council meeting, Monday, May 18, 2026. Thank you.

Sincerely yours,

A handwritten signature in black ink, appearing to read "Michael P. Cahill". The signature is written in a cursive style with a prominent initial "M".

Michael P. Cahill

Mayor

In the year two thousand and twenty-six

Be it ordained by the City Council of the City of Beverly as follows:

Chapter 244 (Solid Waste) – Article V (Trash Removal and Disposal Fees) is amended as follows:

To increase residential fee to \$425;
To increase commercial fee to \$650; and
To modify discount and waiver language.

The revised section shall read as follows:

ARTICLE V

Trash Removal and Disposal Fees

**[Adopted 7-1-2004 by Ord. No. 184 (Art. XXVIII, § 28.02, of the Code of Ordinances);
amended in its entirety 6-19-2013 by Ord. No. 45]**

§ 244-15. Residential.

A trash fee of ~~\$425~~ per dwelling unit is hereby established, effective July 1, 2026, on all residential structures of six units or less. Residential structures of more than six units currently serviced by the City of Beverly will continue to be serviced at ~~\$425~~ per unit.

§ 244-16. Commercial.

A minimum fee of ~~\$650~~ is hereby established for all commercial entities currently being serviced by the City of Beverly. The final fee and conditions shall be subject to the determination of the Director of Engineering, Commissioner of Public Services, Public Works, who shall establish a written standard therefor. No new commercial customers will be serviced by the City.

§ 244-17. Discounts and waivers. [Amended 11-16-2015 by Ord. No. 481]

(Based on Boston-Cambridge-Quincy, MA-NH HUD Metro FMR Area, Current FY Income Limits Documentation, as amended from time to time.)

A. Those dwelling units opting to use (1) 35-gallon solid waste receptacle will be eligible for a reduced fee of \$280.

A.B. Senior citizens. Any senior citizen (65 years or older) who owns and occupies a single dwelling unit with an income qualifying as “very low” based on the Boston-Cambridge-Quincy, MA-NH HUD Metro FMR Area, Current FY Income Limits Documentation, as amended from time to time of \$33,050 or less for a single adult, or \$37,800 or less for two or more adults, will be eligible for a fifty-percent discount of this the fee established in 244-15.

B.C. Hardship cases. The fee for any resident who owns and occupies a single-family home or condominium with an income equal to or less than the 30% income limits based on the Boston-Cambridge-Quincy, MA-NH HUD Metro FMR Area, Current FY Income Limits Documentation, as amended from time to time -of \$19,850 or less for a single adult, or \$22,650 or less for two or more adults, will be waivedeligible to be waived. [Amended 5-20-2024 by Ord. No. 046]

C.D. Eligibility. Eligibility for a senior citizen discount or hardship waiver shall be determined by using the adjusted gross income (AGI) number found on the IRS 1040, 1040A, or 1040EZ Form, or, if no income tax return has been filed for the most recent tax year-for tax years 2012 or 2013, equivalent documentation of income, to be provided to the Director of Engineering, Commissioner of Public Services, Public Works under the pains and penalties of perjury. Age shall be documented by a driver's license, birth certificate, or equivalent proof. Any resident with a "life estate" interest in a residential property will be treated as if he and/or she were the record owners of the property. In one-, two- or three-family housing types where the tenant and the homeowner both meet the eligibility requirements for the waiver or both meet the eligibility requirements for the discount, such waiver or discount shall be granted to the homeowner.

D.E. Vacancies. Any property owner who owns an unoccupied unit shall be eligible to receive a credit for each full six-month period for which the unit is not occupied. Property owners must provide documentation to the Director of Engineering, Commissioner of Public Services, Public Works, signed under the pains and penalties of perjury, demonstrating that the unit was vacant during the entire six-month billing period for which such credit is requested. Eligibility shall be determined by the Director of Engineering, Commissioner of Public Services, Public Works using a water bill or, in cases where a unit's water meter is not separate from another unit, a letter or billing statement from the electric company.

E.F. Violations and penalties. The Director of Engineering, Commissioner of Public Services, Public Works shall assess applicants a fine of not more than \$500250 for submitting false documentation.

§ 244-18. Lien for unpaid fees.

Any fee not paid within 60 days of the demand shall become, upon application of the Treasurer-Collector of the City of Beverly, a lien upon the property.

§ 244-19. Billing.

The annual fee will be collected in quarterly statements billed on the same cycle as the subject property's water and sewer bill cycle.

§ 244-20. Increases.

This fee shall not be increased for any reason other than to offset an increase in the incineration cost per ton ("tipping fee") or an increase in the contractual trash removal cost; and in such cases, the trash fee may not be increased beyond an amount equal to the increases in these costs.

§ 244-21. Exemptions.

Any person who can demonstrate and document to the satisfaction of the Director of Engineering, Commissioner of Public Services, Public Works an alternative lawful disposal method may apply for an exemption from the fee.

City Clerk's Office

191 Cabot Street

Beverly, MA 01915

E-Mail. lkent@beverlyma.gov

Legal Notice – Order #142-2026

Proposed Amendment to City Beverly Ordinances §§244-15, 16, and 17 (Trash Removal and Disposal Fees) summarized as follows:

Increase residential fee to \$425; Increase commercial fee to \$650; modernize discount and waiver language.

The full text of Order #142-2026 can be found at the City Clerk's Office, 191 Cabot Street Beverly, MA

Monday-Wednesday 8:30AM-4:30PM, Thursday 8:30AM-7:30PM and Friday 8:30AM-1:00PM.

Also available online www.beverlyma.gov

Ordinance to take effect upon Publication & Final Passage.

Attest:

Lisa E. Kent
City Clerk

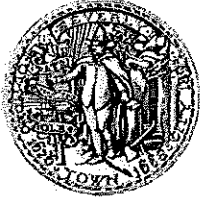
Please publish Thursday, May 21, 2026

Send bill to:

City Clerk's Office
191 Cabot Street
Beverly, MA 01915-5849

142

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Attest:
Lisa E. Kent
City Clerk
SN – May 21 2026



CITY of BEVERLY
OFFICE of the CITY SOLICITOR

191 Cabot Street
Beverly, Massachusetts 01915
Phone (978) 921-6035
Fax (978) 921-5860

NO. 1 & 2

Mayor
Michael P. Cahill

Solicitor
Beth A. Oldmixon

First Assistant
Jesse P. Dole

Second Assistant
Katherine A. Mikk

Paralegal
Jeffrey C. Norcross

May 26, 2026

City Council President, Julie R. Flowers
City Council Chambers
Beverly City Hall
191 Cabot Street
Beverly, MA 01915

RE: Response To May 20, 2026, Request For Opinion

President Flowers:

Please accept this correspondence in response to your May 20, 2026, letter. The letter and all exhibits are attached hereto.

In your letter, you stated that City Council Vice-President St. Hilaire asked, through you, for “an analysis of the administrative and/or legislative mechanisms by which the Mayor or City Council could Cancel the City Hall Renovation project.”

I. Background

When analyzing governmental authority to exercise its powers, it is necessary to review the enabling legislation that grants that authority. The affairs of the city of Beverly (“City” or “Beverly”) are governed by the Home Rule Charter (“charter”) as amended by Chapter 48 of the Acts of 2023. Pursuant to section 1-3 of the charter:

[t]he administration of the fiscal, prudential and municipal affairs of the city of Beverly, with the government thereof, shall be vested in an executive or administrative branch headed by a mayor, and a legislative branch to consist of a city council. The legislative branch shall never exercise any executive or administrative power and the executive or administrative branch shall never exercise any legislative power.

A. Executive Authority

Charter section 3-2 defines the authority of the executive branch:

The executive powers of the city shall be vested solely in the mayor and may be exercised by the mayor either personally or through the several city agencies under the general supervision and control of the office of the mayor. The mayor shall cause the charter, laws, ordinances and other orders for the government of the city to be enforced and shall cause a record of all official acts of the executive branch of the city to be kept.

The mayor shall exercise a general supervision and direction over all city agencies, unless otherwise provided by law, by this charter or by ordinance. Each city agency shall furnish to the mayor, forthwith upon request, any information, materials or otherwise as the mayor may request and as the needs of the office and the interest of the city may require.

The mayor shall be the chief procurement officer for the city responsible for buying, purchasing, renting, leasing, or otherwise acquiring all supplies and all services for all departments and all activities of the city and including all functions that pertain to the obtaining of a supply or a service, including description of requirements, selection and solicitation of sources, preparation and award of all contracts and all phases of contract administration. The mayor may delegate all or any portion of such powers and duties to a subordinate officer, but no such delegation shall in any way absolve the mayor from the ultimate responsibility for all procurement activities.

The mayor shall supervise, direct and be responsible for the efficient administration of all city activities and functions placed under the control of the mayor by law, by this charter, by ordinance or otherwise. The mayor shall be responsible for the efficient and effective coordination of the activities of all agencies of the city of Beverly and for this purpose shall have authority consistent with law to call together for consultation, conference and discussion at all reasonable times all persons serving the city, whether elected directly by the voters, chosen by persons elected directly by the voters, or otherwise.

The charter also vests authority in the mayor to organize or reorganize city agencies and set the City's operating budget. See charter sections 5-1 and 6-3.

B. Legislative Authority

The Beverly city council "shall exercise the legislative powers of the city," or the "power to make laws and alter them at discretion." "Legislative powers," Black's Law Dictionary (12th ed. 2024). Additionally, the charter confers on the city council the authority to review and consider the proposed operating budget presented by the mayor. Charter section 6-6(a)-(c). After review and consideration, the city council then "shall adopt the budget, with or without amendments" and when "amending the budget, the city council may delete or decrease any programs or amounts except expenditures required by law, or for debt service." The charter also requires, upon the mayor's request, city council approval for any

NO 1 4 5

interdepartmental fund transfers¹ and supplementary appropriations² during the fiscal year. Both require the city council hold a public hearing before voting on the request. In addition to the appropriation process in the charter, M.G.L. c. 44, § 7 allows the city to incur debt by a 2/3 vote of the city council.

Finally, the charter provides the mandated parliamentary procedure by which the city council may reconsider any vote:

The clerk of the city council shall hold every measure³ adopted by the city council for a period of 72 hours, Saturdays, Sundays and legal holidays excepted, and if during said time notice of an intent to file a motion to reconsider the matter is filed with the clerk of the council by a member entitled to make such a motion, the measure shall be returned to the city council for further action. If no such statement of intent is filed with the clerk of the council during such period, the clerk shall, at the expiration of the said 72-hour period, forthwith present the matter to the mayor.

Charter section 2-9(d).

C. City Hall Rehabilitation Project Appropriations and Debt Authorization

Several appropriations⁴ make up the funding for the City Hall Rehabilitation Project.

¹ Section 6-7 (b) Interdepartmental transfers - With the approval of the city council, funds appropriated for the use of 1 municipal agency may be transferred to the use of another municipal agency. Requests to the city council for the transfer of funds from 1 municipal agency to another shall be made by the mayor, in writing, and shall include a statement setting forth the reason the additional funds are needed by the agency to which it is proposed they be transferred and shall be accompanied by a certificate signed by the agency from which the appropriation is proposed to be taken that such transfer will not prevent that agency from performing its vital functions. A copy of this request shall, forthwith, be posted on the city bulletin board and on the city website. The city council shall, by its rules, provide a procedure governing interdepartmental transfer requests which shall include not less than 2 readings and a public hearing by the city council and specify the circumstances under which notice by publication in a newspaper shall be required and circumstances under which simple posting on the city bulletin board and city website shall be sufficient.

² Section 6-7 (c) Supplementary appropriations - Whenever the mayor shall submit to the city council a request for a new appropriation of any sum of money, either as a supplement to some item in the annual operating budget or for an item, or items, not included in the annual operating budget as adopted, the city council shall not act upon such request until it has (1) given notice by posting on the city's website and publication in a local newspaper of the request, and (2) held a public hearing concerning such request. The publication of the notice and the public hearing shall be generally in conformity with the section 6-6(a) concerning the proposed annual operating budget.

³ "Measure', any ordinance, order, resolution or other vote or proceeding adopted, or which might be adopted by the city council or the school committee." City charter section 1-7(p)

⁴ "The appropriation of money by a vote is a common proceeding in the governing bodies of...municipalities...To appropriate money, or anything else, is to set it apart or assign it to a particular use of purpose." Gloucester Fire Fighters, Local 762, International Association of Fire Fighters v. City of Gloucester, 8 Mass. App. Ct. 106, 110 (1979)(internal citations omitted).

First, on March 7, 2022, after a public hearing in front of the full council and further discussion in the Finance and Property subcommittee, the city council approved, by an 8-1 vote (Bowen dissenting), a \$1,500,000 transfer from the city's free cash balance to the City Hall Rehabilitation capital project fund. No councilor notified Clerk Kent of their intent to move for reconsideration. Clerk Kent presented this order to Mayor Cahill on March 9, 2022, and Mayor Cahill approved the order the same day. The City utilized those funds for costs related to the Owner's Project Manager and design work.

Second, on January 20, 2026, after a 1 hour and 30 minute public hearing in front of the full council, subcommittee discussion, and further discussion of the full council, the city council, by a 7-2 vote (St. Hilaire, Mullady dissenting), approved a \$25,895,000 loan authorization for project funding for Rehabilitation of City Hall and former police station annex. Also on January 20, 2026, after a public hearing in front of the full council and further subcommittee discussion the city council, by a 7-2 vote (St. Hilaire, Mullady dissenting), approved a Debt Stabilization transfer request of \$2,000,000 for project funding for Rehabilitation of City Hall and former police station annex. No councilor notified Clerk Kent of their intent to move for reconsideration. Clerk Kent presented both orders to Mayor Cahill on January 26, 2026, and Mayor Cahill approved both orders on February 2, 2026.

In reliance on these appropriations, Mayor Cahill executed the following contracts:

- 1) Colliers Project Leaders USA, NE, LLC ("Colliers") to provide Owner's Project Manager services,
- 2) Finegold Alexander Architects, Inc. to provide design services, and
- 3) W.T. Rich to provide Construction Manager At Risk services.

To date, the City has expended approximately \$3,500,000 on the City Hall Rehabilitation Project.

II. Response to Requested Areas of Inquiry

A. "An analysis of the administrative and/or legislative mechanisms by which the Mayor ...could Cancel the City Hall Renovation project."

A mayor, as chief executive of the City of Beverly has the authority to "supervise, direct and be responsible for the efficient administration of all city activities and functions placed under the control of the mayor by law, by this charter, by ordinance or otherwise." Charter section 3-2. Accordingly, it is in the mayor's authority to determine that the efficient administration of the city activities requires a rehabilitation of City Hall and, as chief procurement officer, the mayor may acquire all services and award all contracts to accomplish such a project. *Id.* The limitation on the mayor's ability to contract for such work is constrained only by the procurement laws and the requirement to obtain city council approval for appropriations and debt authorization.

B. "An analysis of the administrative and/or legislative mechanisms by which the ...City Council could Cancel the City Hall Renovation project."

All votes of the council must follow the procedures prescribed by the relevant statute including, but not limited to, the charter. *Kitty v. City of Springfield*, 343 Mass. 321, 326 (1961)(holding a zoning ordinance amendment invalid where statutory procedure did not allow city council to approve on a second vote after a final failed vote). So long as the specific requirements of the statutes are followed, "the particular mode of procedure by which the final determination of [the legislative] body shall be ascertained and declared...is left to the general parliamentary procedure or the particular rules of the

legislative body.” Nevins v. City Council of City of Springfield, 227 Mass. 538, 545 (1917)(allowing a second override vote by a legislative body to stand where there was no statutory prohibition on more than one vote when considering a measure vetoed by the mayor).

The city council, in compliance with the charter and M.G.L. c. 44, § 7, studied the merits of the submitted funding requests for the City Hall Rehabilitation Project and considered their impact on the finances of the city at each of the required public hearings. City of Gloucester, 8 Mass. App. Ct. at 112 (upholding appropriation approval conducted in compliance with statutory requirements). After the votes to approve the appropriations and debt authorization the city council “had a limited right to change its mind,” however, “restraints on that right were imposed...by the procedure governing council reconsideration contained in the charter.” Id.; see also Kitty, 343 Mass. at 326 (“As responsible members of a municipal legislative body their votes must stand as cast, unless duly and seasonably changed in accordance with parliamentary principles”).

The charter allows all councilors 72 hours to file a notice of intent to file a motion for reconsideration. Charter section 2-9(d). “If no such statement of intent is filed with the clerk of the council during such period, the clerk shall, at the expiration of the said 72-hour period, forthwith present the matter to the mayor.” Id. The mayor then may approve, take no action⁵, or disapprove of the matter. These charter provisions prohibit the city council from reconsidering its prior lawful vote outside the 72 hour window. The city council may not nullify its final action on a properly obtained debt authorization and appropriation once the 72 hours has passed subsequent to its votes; therefore, the city council does not have the authority or ability to nullify its own action on the funding for the City Hall Rehabilitation Project three (3) months after final approval.

The city council has no independent authority to acquire any supply or service for the City or direct any city agency (except the Office of the City Clerk) to conduct business of the City. Accordingly, the procedural mechanism for the legislative body to discontinue the City Hall Rehabilitation Project concluded upon the expiration of the 72 hour reconsideration period after the January 20, 2026, vote.

C. Other suggested topics for discussion

Additionally, Vice-President St. Hilaire included in his communication “some initial research that [he] conducted on this topic” and requested I be prepared to comment on each during the May 26, 2026, Special City Council Meeting. Four of the five bullets included hyperlinks; copies of the referenced documents are attached.

- i. **“Submit a Rescission Order:** The mayor can formally submit a loan order rescission to the City Council. Because capital projects often require borrowing (debt authorization) approved by a two-thirds vote of the City Council, the mayor must ask the council to vote to cancel that specific borrowing authority. [Ex. A]”

Debt authorization may be rescinded, on recommendation of the mayor, only to the extent that no liabilities have been incurred. “The intervention of a right of some third party...forecloses rescission of the earlier action.” Labor Relations Commission v. Board of Selectmen of Dracut, 374 Mass. 619, 627 (1978). Once a legislative body has approved an appropriation “when the subject of the votes has been so far carried into effect that rights and duties have grown out of such action, the town cannot...by mere

⁵ “If the mayor has neither signed a measure nor returned it to the city council within 10 days following the date it was presented to the mayor, the measure shall be deemed approved and in force.” City charter section 3-7.

reconsideration of their previous act, destroy or affect any right thus vested.” Hunneman v. Grafton, 10 Metc. 454,457 (1845)(holding invalid the town’s vote to reconsider an approved appropriation where the approval placed no restrictions on the time for procurement and the reconsideration vote occurred after contract execution); see also Adams v. Cook, 245 Mass. 543, 547 (1923)(rescission of a prior approval is allowed only “if no rights [have] become vested or fixed under such former vote, and it had not yet gone into effect”).

Here, liabilities exist in the form of the executed contracts with the owner’s project manager, architect, and construction manager at risk.

- ii. **“Line-Item Veto:** If the City Council passes an appropriation or budget order for a project that the mayor opposes, the mayor can exercise executive veto power to strike or reduce the funding. [Ex. B⁶, Ex. C]”

The mayor requests appropriations from the city council, either in the form of the proposed operating budget (“the mayor shall submit to the city council a proposed operating budget for the ensuing fiscal year”), an interdepartmental transfer (“[r]equests to the city council for the transfer of funds from 1 municipal agency to another shall be made by the mayor”), or a supplementary appropriation (“[w]henver the mayor shall submit to the city council a request for a new appropriation of any sum of money”). See charter section 6-3, 6-7(b),(c). When considering the budget, the city council “may delete or decrease any programs or amounts except expenditures required by law, or for debt service⁷.” Section 6-6(c). Accordingly, the city council may not pass an appropriation or budget order independently or for an amount in excess of a request from the mayor. All appropriation requests begin with the mayor, and therefore the city council would not be in a position to vote for a project that is opposed by the mayor.

- iii. **“Budgetary Freezing:** The mayor controls the executive administration and can place a “freeze” on spending, halting the issuance of bonds or the allocation of free cash to a capital account.[Ex. D, Ex. E, Ex. F]”

The mayor, as chief executive officer and chief procurement officer, may instruct city agencies on how to spend money, and could enact a “spending freeze.” The mayor may only allocate free cash to a capital account through a supplementary appropriation request presented to the city council for approval.

- iv. **“Cancellation of Procurements:** For projects not yet bound by a signed contract, the mayor can instruct city departments or commissions (such as the Purchasing Department or Airport Commission) to cancel Requests for Proposals (RFPs) and cease the bidding process.[Ex. G⁸]”

The mayor may request departments cancel Request for Proposals. See M.G.L. c. 30B, § 9 (“The procurement officer may cancel an invitation for bids, a request for proposals, or other solicitation, or may reject in whole or in part any and all bids or proposals when the procurement officer determines that

⁶ The first page of “Veto overrides in state legislatures” is attached. The complete document may be found at: https://ballotpedia.org/Veto_overrides_in_state_legislatures.

⁷ “Debt Service – the repayment cost, usually stated in annual terms and based on an amortization schedule, of the principal and interest on any particular bond issue.” Municipal Finance Glossary, Division of Local Services, January 2020.

⁸ The first page of “City of Beverly Acting Through the Beverly Airport Commission Disposition of Real Property via Lease: Commercial property Beverly, MA Request for Proposal #25-019” is attached. The complete document may be found at: <https://beverlyairport.com/wp-content/uploads/2025/08/Beverly-Airport-Airport-Road-Lease-RFP.pdf>.

cancellation or rejection serves the best interests of the governmental body.”) With respect to the City Hall Rehabilitation Project, the City issued a Request For Proposal For Lease Of Space For The Temporary Relocation Of City Hall Offices. All proposals have been submitted. The City has not yet issued an award.

- v. **“Contract Termination:** If the project has already been awarded but not substantially completed, the mayor's legal team can look for termination-for-convenience clauses or seek to negotiate an exit with the contracted vendor.”

The City executed three contracts related to the City Hall Rehabilitation Project. All three contracts contain termination for convenience clauses.^{9,10,11} The terms mandate that the City must still submit payment for all sums owed for work performed and a sum to cover the expenses which the vendor would not have incurred but for the early termination of the Contract. Examples of such costs include demobilization of the work force, proportionate payments for partially completed work, and termination

⁹ Colliers Project Leaders Termination by the City for Convenience. By 30 days’ written notice to OPM, the City may terminate this Agreement, in whole or in part, at any time for the City’s convenience. If the OPM is not in default or in breach of any material term or condition of this Agreement, all compensation and reimbursable expenses due to the OPM up to the date of termination, in accordance with all Agreement terms, including proportionate payment for partially completed work, shall be paid to OPM by the City. The payments to OPM shall not exceed the fair value of the OPM’s work, as the City shall determine. Such payment shall be the OPM’s sole and exclusive remedy for any Termination for Convenience, and upon such payment by the City to the OPM, the OPM shall have no further obligation to the OPM. The City shall not be responsible for the OPM’s anticipatory profits or overhead costs attributable to unperformed work for termination under this paragraph.

¹⁰ Finegold Alexander Architects, Inc Termination by City for Convenience. By 30 days' written notice to DESIGNER, City may terminate this Agreement, in whole or in part, at any time for City's convenience. If the DESIGNER is not in default or in breach of any material term or condition of this Agreement, all compensation and reimbursable expenses due to the DESIGNER up to the date of termination, in accordance with all Agreement terms, including proportionate payment for partially completed work, shall be paid to DESIGNER by City. The payments to DESIGNER shall not exceed the fair value of the DESIGNER's work, as City shall reasonably determine. Such payment shall be the DESIGNER’s sole and exclusive remedy for any Termination for Convenience, and upon such payment by the City to the DESIGNER, the City shall have no further payment-related obligation to the DESIGNER. The City shall not be responsible for the DESIGNER's anticipatory profits or overhead costs attributable to unperformed work for termination under this paragraph.

¹¹ W.T. Rich Termination for Convenience A. Owner may terminate this Contract for convenience even though the CM is not in default by giving notice to the CM specifying in said notice the date of termination. Owner shall give 14 days’ notice of any such termination.
 B. In case of such termination without cause, the CM shall be paid:
 (1) all sums due and owing under this Contract through the date of termination, including any retainage withheld to the date of termination, less any amount which Owner determines is necessary to correct or complete the Work performed to the date of termination; plus (2) a reasonable sum to cover the expenses which CM would not have incurred but for the early termination of the Contract, such as demobilization of the work force, restocking charges, termination fees payable to Subcontractors.
 C. Lost profits shall not be payable. The payment provided in paragraph B above shall be considered to fully compensate the CM for all claims and expenses and those of any consultants, Subcontractors, and suppliers, directly or indirectly attributable to the termination.

- **Budgetary Freezing:** The mayor controls the executive administration and can place a "freeze" on spending, halting the issuance of bonds or the allocation of free cash to a capital account. [1, 2, 3]
- **Cancellation of Procurements:** For projects not yet bound by a signed contract, the mayor can instruct city departments or commissions (such as the Purchasing Department or Airport Commission) to cancel Requests for Proposals (RFPs) and cease the bidding process. [1]
- **Contract Termination:** If the project has already been awarded but not substantially completed, the mayor's legal team can look for termination-for-convenience clauses or seek to negotiate an exit with the contracted vendor."

Thank you, Solicitor, for your time, your work, and for any analysis and insight you can provide.

Sincerely,



Julie R. Flowers

City Council President

City Councilor At-Large



NO 142

COUNCILOR-AT-LARGE

JULIE R. FLOWERS,
COUNCIL PRESIDENT
JOHN J. MULLADY
KEITH A. SONIA

City of Beverly

CITY COUNCIL

WARD COUNCILORS

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WARD 2 DANIELLE M. SPANG
WARD 3 STEVEN M. CROWLEY
WARD 4 SCOTT D. HOUSEMAN
WARD 5 KATHLEEN M. FELDMAN
WARD 6 MATTHEW J. ST. HILAIRE
COUNCIL VICE PRESIDENT

May 20, 2026

Beverly City Solicitor Beth Oldmixon
City Solicitor's Office
Beverly City Hall
191 Cabot Street
Beverly, MA 01915

Dear Solicitor Oldmixon:

I am writing to you to provide, as discussed in our most recent Regular Meeting of the City Council on Monday, May 18th, 2026, a written communication inclusive of the request made by Ward 6 Councilor Matt St. Hilaire for further information on any mechanisms that may exist by which a City project (in this case the Councilor's questions specifically pertain to the City Hall project) already voted on/authorized by the City Council might be changed or canceled, once outside the 72 hours prescribed for any Councilor on the prevailing side of a vote to file intent to make a Motion to Reconsider.

I share below the request from Councilor St. Hilaire, so that you will have it in writing and officially communicated here through me, as Council President, and via the City Clerk:

"In follow up to our City Council meeting discussion [Monday] night related to Order #142 and the subsequent discussion related to potentially Cancelling the City Hall Renovation Project, I respectfully request through you that the City Solicitor provide the City Council an analysis of the administrative and/or legislative mechanisms by which the Mayor or City Council could Cancel the City Hall Renovation project.

Below is some initial research I have conducted on this topic that I would also like the City Solicitor to be prepared to comment on at our upcoming Public Meeting on May, 26th.

- **Submit a Rescission Order:** The mayor can formally submit a loan order rescission to the City Council. Because capital projects often require borrowing (debt authorization) approved by a two-thirds vote of the City Council, the mayor must ask the council to vote to cancel that specific borrowing authority. [1]
- **Line-Item Veto:** If the City Council passes an appropriation or budget order for a project that the mayor opposes, the mayor can exercise executive veto power to strike or reduce the funding. [1, 2]

fees payable to subcontractors. Depending on the total costs, the City would either fund these payments from the authorized debt or a transfer from another budgetary source.

III. Conclusion

Absent the request for any appropriation beyond that already approved, the decision to cancel the City Hall Rehabilitation Project lies entirely within the executive branch, subject to the existing liabilities referenced above.

I will attend the upcoming meeting of the city council to answer any questions.

Sincerely,

Beth A. Oldmixon

Beth A. Oldmixon
City Solicitor

CC: Mayor Michael P. Cahill
City Clerk, Lisa Kent



City of Beverly

CITY COUNCIL

COUNCILOR-AT-LARGE

JULIE R. FLOWERS,
COUNCIL PRESIDENT
JOHN J. MULLADY
KEITH A. SONIA

January 28, 2026

The Honorable City Council
Beverly City Hall
191 Cabot Street
Beverly, Ma 01915

WARD COUNCILORS

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WARD 2 DANIELLE M. SPANG
WARD 3 STEVEN M. CROWLEY
WARD 4 SCOTT D. HOUSEMAN
WARD 5 KATHLEEN M. FELDMAN
WARD 6 MATTHEW J. ST. HILAIRE
COUNCIL VICE PRESIDENT

Dear Honorable City Council,

We are writing to request that the City Council hold a Public Meeting on the City's utilization and plan for Camp Paradise, located at 44 Cole Street in Beverly.

Camp Paradise is a 12-acre property that was bought by the City in 2015 for \$950,000 through a combination of community preservation money, state grants, and the Beverly Park and Recreation Department's budget. The original acquisition dictates that the land remains for the purposes of "conservation, scientific study, and nature recreation." There is a 1,000-square-foot recreation building on the site as well as a biodiverse environment that includes a red maple swamp, woodlands, a pond, and a couple of vernal pools.

A recent Salem News article highlighted a proposal for the creation of the nature learning center at the site. Camp Paradise is protected by Article 97 of state law, and the article indicates the Administration has concerns about the proposal, with Mayor Cahill quoted as saying:

"The land is protected by Article 97 of the Constitution of the Commonwealth, and the priority remains the needs of the city," Cahill said in a statement. "At this time, the city is satisfied with the current programming and is not interested in changing the use of the space. A use of the land that could be interpreted as a lease of the land could be considered a disposition."

We have heard from residents in the neighborhood and beyond who believe that Camp Paradise is an underutilized City resource and represents a tremendous opportunity to promote conservation and nature education programming among Beverly's youth.

We would like to have a public discussion with Mayor Mike Cahill, Director of Recreation Bruce Doig and City Solicitor Beth Oldmixon, to help residents better understand what uses are permitted at Camp Paradise and what the plan is for the site moving forward.

Thank you for your consideration.

Sincerely,

Matthew St. Hilaire
Ward 6 City Councilor
& City Council Vice President

John Mullady
City Councilor At-Large

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Kestrel, mayor at odds on creating nature learning center at Camp Paradise

By Michael McHugh | Staff Writer
Jan 9, 2026

1 of 3



Jessica Kagle of Kestrel Educational Adventures is proposing a nature learning center at Camp Paradise, a 12-acre property off Cole Street that was bought by the city of Beverly in 2015.

By Michael McHugh | Staff Writer



BEVERLY — A natural science education organization and community members are pushing for the creation of a nature learning center at Camp Paradise in Beverly, but the city claims that legal restrictions on use of the land would make the proposed use infeasible.

No. 089

Camp Paradise is a 14-acre property on Cole Street that was bought by the city in 2015 for \$950,000 from Girl Scouts of Eastern Massachusetts through a combination of community preservation money, state grants, and the Beverly Park and Recreation Department's budget.

Although the property had been appraised to be able to accommodate residential and commercial development, the original acquisition document dictates the land will remain for the purposes of "conservation, scientific study, and nature recreation."

In addition to a 1,000-square-foot recreation building, the site includes a red maple swamp, woodlands, a pond, and a couple of vernal pools — with the intersecting environments creating a high level of biodiversity for such a small property.

Kestrel Educational Adventures, a nature science education organization that frequently utilizes and rents out the space, has a "conservation club" program designed for students aged 10-16. The conservation club has conducted a service project to explore the ponds and collect data to submit to the state and the city's own conservation staff, to aid in the understanding and protection of the sensitive breeding wildlife onsite.

Through its study of local wildlife through trail cams and direct observation, the club has found evidence of wood frogs, spotted salamanders, eastern newts, various dragonflies and damselflies, deer, bobcats, snapping turtles, and a variety of other wildlife.

"I love getting to consistently explore the waters there," said Alyssa Magill, a Beverly High School freshman who has been in the conservation club for four years. "There's a variety of different life within it, and it was fun to go in with nets and see everything that came up. I hadn't experienced anything like that before going to Camp Paradise.

"It's definitely a very different experience getting into the water to see this wildlife for yourself, instead of just hearing about it or seeing pictures."

The camp's wide range of amphibians, invertebrates, and other animals have been documented thanks to the combination of environments on site that have led community members like Jessica Kagle, the director of Kestrel, to push for the property to become a nature learning center.

The vision is to have a space with a big open classroom that has displays highlighting the special wetland and forest wildlife, and value of the property with the constellation of really sensitive habitats that are here," Kagle said. "I would really like to see routine, accessible public programming several times a week."

NO. 061

The nature learning center proposal would not include any new buildings or structures, due to the conservation restriction on the property. Instead, the proposal focuses on utilizing the existing building for a small office space, a potential space for raising endangered turtle hatchlings, student work displays, and an expansion of the gear-loaning library where visitors could borrow equipment such as nets, boots, and local field guides to explore the surrounding wetlands.

With Kestrel already equipped with a staff of expert naturalists who have been focused on teaching wetlands ecology to Beverly for the past 22 years, the proposal aims to incur no cost to the city by utilizing a variety of grant fundings and Kestrel's preexisting staff.

Justin Freedman, a parent and direct abutter to Camp Paradise, said that from his own observations the space is underutilized, with the main building often being locked and inaccessible to the public.

"My kids and I love the outdoors and feel lucky to have such a special place to experience nature and have fun outdoors," Freedman said. "Unfortunately, this site is underutilized and often seems neglected. My kids and I frequently clean up trash that is dumped there and the building is always locked and is in need of maintenance.

"The possibility of it being used as a nature learning center at no additional cost to the town seems like an ideal use of the facility for all of the public to enjoy."

Due to the land being protected under Article 97 of state law, the city has thus far been unwilling to consider proposals by Kagle for the creation of the nature learning center, with Mayor Mike Cahill saying the proposal would require a disposition of the land.

Under Article 97 and the terms of the Parkland Acquisitions and Renovations for Communities (PARC) grant awarded by the state for the city to purchase the property, disposition is prohibited without the city first obtaining, among other things, a two-thirds roll call vote of each house of the Legislature, approval from Secretary of EFA, and acquiring or dedicating replacement land.

The land is protected by Article 97 of the Constitution of the Commonwealth and the priority remains the needs of the city,” Cahill said in a statement. “At this time, the city is satisfied with the current programming and is not interested in changing the use of the space. A use of the land that could be interpreted as a lease of the land could be considered a disposition.”

NO. 061

In response to this statement, Kagle emphasized that Kestrel is not looking for a transfer of ownership of Camp Paradise or a lease. Instead, the proposal is for a partnership in which the city grants Kestrel a renewable license for up to a year for a purpose consistent with conservation.

“We are proposing a partnership where we work with the city, make some suggestions, listen to their goals, take input from the general public and provide a service,” Kagle said. “We’re not interested in anything that would challenge the existing protections. Article 97 is not triggered by having a nature center operated by a nonprofit. It is only triggered by changes in use to non-conservation related uses, or changes to structures.”

Today, Camp Paradise is used by organizations like Beverly’s Girl Scout Troop 4, Kestrel, and the city’s Parks and Recreation Department. The Recreation Department runs occasional programs throughout the year, including a class on identifying and foraging local plants last July, a six-week beginner oil painting class on Saturdays during the winter, as well as a “Polar Park” February vacation program for kids with games, arts and crafts, and outdoor recreation.

Kagle said Kestrel would continue to share the property with any other city or local organizations looking to utilize the space for compatible uses. Kagle also indicated they would offer support in the form of naturalist services and equipment loans to enhance the usage of the Girl Scouts, who have a guaranteed right to a certain amount of site usage as part of the original sale documents.

“We envision Kestrel caring for and programming the site, while collaborating to share it with others in the community,” Kagle said. “We have no interest in restrictive or exclusive use of Camp Paradise. We envision more, not less, use by the community at large, including groups such as the Scouts.”

The issuance of a revocable permit or license of limited duration is not considered to be a disposition of land subject to Article 97, as long as it doesn’t transfer any interest in land or authorize a change in how the land is used, According to the state Executive Office of Environmental Affairs.

Kagle cited other nature learning centers in Massachusetts that have been established on Article 97 land, including at Cambridge's Magazine Beach, where in 2021 the state Department of Conservation and Recreation awarded Mass Audubon, a private nonprofit, with a five-year license to the park's historic powder house to transform it into a three-season facility with free drop-in nature programs.

NO. 0 6 1

“Beverly is one of the few towns in Essex County that doesn't have a major natural resource center, and I think we're really well positioned to have one,” Kagle said. “As the only building on wild public land in Beverly, I think it's important to use the Camp Paradise lodge in a way that is directly related to the precious wild land it is situated upon.

“Wetlands require wildlife corridors, safe crossings between wetlands on migration nights, siltation fences, and a lot of other additional work to actually conserve them — and that can't happen without public awareness.”

Michael McHugh can be contacted at mmchugh@northofboston.com or at 781-799-5202

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