



COUNCILOR-AT-LARGE  
 JULIE R. FLOWERS,  
 COUNCIL PRESIDENT  
 HANNAH L. BOWEN  
 BRENDAN S. SWEENEY

## City of Beverly

### CITY COUNCIL Agenda

**Special City Council Meeting**  
**Monday, October 24, 2022, 7:00 PM**  
**City Council Chambers, 191 Cabot Street**

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

**Roll Call of Members:**

**Pledge of Allegiance to the Flag:** Councilor St. Hilaire

Moment of Silence:

Resolutions: None

Presentations, Awards and Memorials: None

Public Hearings: None

Acceptance of Minutes of Previous Meeting: None

Communications from His Honor the Mayor: None

Communications, from other City Officers and Boards: None

Communications, Application and Petitions: None

**Unfinished Business from a previous meeting:**

1. **Order #237-Councilor St. Hilaire-A Proposed zoning ordinance amendment to limit new building projects in the City of Beverly to three stories.**

**Discussion on:**

- 1) the statutory procedure for proposing amendments to zoning ordinances
- 2) proposed order # 237 zoning amendment to limit new building projects in the city of Beverly to three stories.

**The City Council will invite members of the public to speak on:**

- 1) items #1 and #2 and
- 2) at the discretion of the President on other City zoning ordinances"

Motions and Orders: None

Reports of Committee: None

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:**

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## City of Beverly

CITY COUNCIL

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September 14, 2022

Dear Honorable Colleagues,

I am submitting for your consideration proposed zoning ordinance amendments that seek to restrict the height of any new building projects in the city of Beverly to three stories.

Beverly has undergone unprecedented growth over the last several years that has added more than 1,000 units of housing and has transformed much of our downtown.

I share the concern that have heard loud and clear from residents about the pace of development and that our city is changing rapidly, and not entirely for the better. Increased traffic, a lack of available parking, crumbling road and sidewalk infrastructure, schools that are already over capacity and concerns about the ability of our local police and fire departments to adequately respond and serve our residents are concerns that are not only impacting the quality of life of our residents, but they are increasingly impacting public safety.

With the announcement earlier this summer of the proposed development of the "Family Dollar" parcel on Cabot Street it has become apparent to me that the City Council must act now before it is too late. In addition to the "Family Dollar" project, there are several other large-scale projects that are currently in various stages of development including the Depot II project, the Briscoe Village project, the Dunham Ridge project, and the Southwest Rantoul Gateway project. And while the proposal to create a Bass River Zoning Overlay District has been put on hold, there is clearly an intention to build up that area as well.

I believe in a balanced approach to development that puts the interests of the residents we serve at the forefront of consideration. While these amendments would not impact existing projects that are underway and would not eliminate development in Beverly, they would restrict new large-scale development, the type of which in my opinion has had the most significant impact on our community.

I look forward to discussing this issue further and I appreciate your consideration.

Sincerely,

Matthew St. Hilaire  
 Ward 6 City Councilor

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 CITY OF BEVERLY

## **Proposed Zoning Ordinance Amendments**

§ 300-37**RHD Multifamily District.**

**(9)**

Maximum building height: 35 55 feet.

§ 300-38**RSD Special Residential District.**

**(5)**

No building shall exceed 35 55 feet in height measured from the level of the principal entrance.

§ 300-40**CC Central Business District.**

**(f)**

Maximum building height: 35 55 feet when "RHD" is the abutting residential district; 35 feet when "RMD" or "R-6" is the abutting residential district.

§ 300-42**IR and IR Overlay Restricted Industrial, Research and Office District.**

**(7)**

Maximum building height: 35 60 feet.

§ 300-43**IG General Industrial District.**

**(6)**

Maximum building height: 35 feet; provided, however, buildings set back a minimum of 400 feet from all abutting public ways shall be allowed a maximum building height of 35 70 feet.