

**City of Beverly**  
**Regular City Council Meeting**  
**Public Meeting Minutes**  
**Monday, February 6, 2023, 7:00pm**  
**City Council Chambers, 191 Cabot St.**

CITY OF BEVERLY  
RECEIVED AND RECORDED  
CITY CLERK'S OFFICE  
2023 FEB 13 A 10:52

Julie Flowers, City Council President, called the meeting to order at 7:00pm. City Clerk, Lisa Kent, took attendance by roll call.

Members Present: Hannah Bowen, Steven Crowley, Kathleen Feldman, Scott Houseman, Todd Rotondo, Matthew St. Hilaire, Estelle Rand, Brendan Sweeney, Julie Flowers

Members Absent: None

Bowen led the pledge of allegiance.

A moment of silence was held for those in Turkey after the recent earthquake.

**Presentations, Awards and Memorials**

David Perinchief, Veterans Agent, gave an update on Veterans' Services. Perinchief stated there are predatory legal practices targeted at veterans going on around the PACT Act and Camp Lejeune contaminated water or other exposures. Veterans' Services provides a free service at the office that is the exact same process as what a lawyer would do to see if a veteran qualifies, so constituents can be referred to Veterans' Services. Perinchief recommended if councilors know of any more recent veterans that they reach out and encourage them to start looking now at any long-term issues that may come up in the exposure group. With the PACT Act and Agent Orange, veterans in that group are starting to retire from work. The next phase, called "aid and attendance" after retiring from work, is a very long process in the federal government. Veterans or their families should start the process ahead of time because the turnaround is about a year right now. The VA will only pay out a specific sum for certain medical facilities for aging veterans. The VA also does a three-year look back when considering eligibility. Perinchief stated aid and attendance numbers have jumped significantly over the past few months. Overall, the office is handling around 500 claims, and about a third of those are aid and attendance. Perinchief stated he is working on planning an event for families which will be at the high school the weekend before Memorial Day.

Paul Trefry, Acting Chair of the Airport Commission, gave an update on Beverly Airport. Trefry stated he has been on the commission for seven years and is also co-chair of the Beverly Cultural Council. The commission has nine seats- two for Danvers, and seven for Beverly. There have been increases in local airports statewide. There are three big reasons for that growth. One is that general aviation is rebounding. The second, is that in 2013 a second flight school was opened in Beverly. The third reason is that in 2017 the fixed-base operator changed, so corporate jet operations have increased as well. The impact is being felt in the neighborhoods; the commission is working on that. The Airport Commission will be seeking to work with the City of Beverly for up to \$250,000 for a project. There is a building with a restaurant section and two office suites. The city did some renovations on it. The FAA had to approve the change in use from airport use to non-airport use. The Airport Commission gave the city money towards the project but work was stopped at the airport before it was completed. We are hoping to work with the city to finish that building.

### **Comments by Citizens**

Robert Gates, 61 Trask Street, talked about improving city communication.

### **Acceptance of Minutes of Previous Meeting**

Regular City Council Meeting-May 2, 2022

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

Regular City Council Meeting-June 6, 2022

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

Regular City Council Meeting-June 27, 2022

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

Special City Council Meeting-August 15, 2022

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

Regular City Council Meeting-January 17, 2023

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

Special City Council Meeting-January 25, 2023

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

Legal Affairs/Committee of Whole Meeting-January 25, 2023

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

Legal Affairs Committee/Committee of the Whole Meeting-January 30, 2023

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

Public Services Committee/Committee of the Whole Meeting-January 30, 2023

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

### **Communications from His Honor the Mayor**

**Order #031**-Grant-\$11,918.28 in supplemental grant funding from the MassDOT Aeronautics Division. This grant funding will be used to support security system camera improvements at the Beverly Airport

Referred to Committee on Finance and Property.

**Order #032**-A request from Fire Chief O'Connor to declare a fire department vehicle as surplus property. The vehicle will then be donated to serve the remainder of its life in the Fire Services in Ukraine

Referred to Committee on Finance and Property.

**Order #033**-Reappointments for Chad Crandell, Kevin Ascolillo, Arthur Athanas and Andy Cooper to serve on the Beverly Golf and Tennis Commission

Referred to Committee on Public Services.

**Order #034**-Appointment for Ms. Jessie Zuberek to serve on the Beverly Airport Commission

Referred to Committee on Public Services.

### **Communications from other City Officers and Boards**

**Order #025**-Christine Bertoni, Chair Conservation Commission-25 & 27 Beaver Pond Road  
Proposed Conservation Restriction

Referred to Committee on Legal Affairs.

**Order #026**-President Flowers and Councilor Rotondo-A report from the first and second  
quarter school subcommittee for Finance and Facilities

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

**Order #027**-City Clerk-Application for a Class II Motor Vehicle License for AJ's Mobile  
Detailing, LLC, 453 Rear Rantoul Street

Referred to Committee on Legal Affairs.

**Order #028**-Finance Director, Bryant Ayles-A request for approval to use FY2023 appropriated  
funds toward the payment of two (2) prior year invoices totaling \$13,571.01

Referred to Committee on Finance and Property.

**Order #035**-President Flowers-A reappointment for Budget Analyst Gerard Perry

Referred to Committee on Finance and Property.

### **Communications, Applications and Petitions**

**Order #029**-Updated Notice of public involvement plan meeting Phase III Remedial Action  
Plan, Former Varian Facility Site, 150 Sohler Road

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

**Order #030**-Department of Environmental Protection Waterways Regulations Program

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

A motion to break for committee work was made and seconded. A vote was taken, and the  
motion carried (9-0). The meeting was recessed at 8:06pm.

The meeting was called back to order at 8:30pm.

### **Unfinished Business from a Previous Meeting**

**Order #237**-Councilor St. Hilaire-A Proposed zoning ordinance amendment to limit new  
building projects in the City of Beverly to three stories (Continued from October 24th Special  
Meeting).

Flowers stated this would be held until a meeting next Monday, February 13, at 7:00pm.

### **Motions and Orders**

**Order #018**-Councilor Rotondo-A proposed Amendment to Ordinance 270-33D prohibiting

entrance to Kernwood Heights from Bridge Street, September 1 through June 30, 7:30am to 8:30am Monday through Friday (first reading)

Kent read the order.

### **Reports of Committees**

#### ***Public Services***

A motion for a brief recess was made and seconded. A vote was taken, and the motion carried (9-0). The meeting was recessed at 8:33pm. The meeting was called back to order at 8:37pm.

**Order #331**-Notice of Availability Public Comment Draft Phase III Remedial Action Plan-Former Varian Facility Site, 150 Sohler Road

Bowen distributed a draft response that the Committee on Public Services approved.

Flowers stated for clarification that a vote in favor would mean the councilor would like their name affixed to the comments. A vote against would mean the name would be left off the letter.

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

#### ***Finance and Property***

**Order #032**-A request from Fire Chief O'Connor to declare a fire department vehicle as surplus property. The vehicle will then be donated to serve the remainder of its life in the Fire Services in Ukraine

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

**Order #028**-Finance Director, Bryant Ayles-A request for approval to use FY2023 appropriated funds toward the payment of two (2) prior year invoices totaling \$13,571.01

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

**Order #035**-President Flowers- A Reappointment for Budget Analyst Gerard Perry

Flowers stated Order #035 would have two votes- one for the reappointment and another for the proposed raise.

A motion to approve the reappointment of Gerry Perry was made and seconded. A vote was taken, and the motion carried (9-0).

A motion to approve a raise for Gerry Perry was made and seconded. A vote was taken, and the motion carried (9-0).

#### ***Legal Affairs***

**Order #027**-City Clerk-Application for a Class II Motor Vehicle License for AJ's Mobile Detailing, LLC, 453 Rear Rantoul Street

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

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

The meeting adjourned at 8:52pm.

**Scott D. Houseman-Chair**  
**Julie R. Flowers**  
**Matthew J. St. Hilaire**

**FINANCE AND PROPERTY / CITY COUNCIL COMMITTEE OF THE WHOLE MINUTES**

Monday, February 6, 2023 7:00PM  
 Within the Confines of the City Council Meeting  
 City Council Chambers, 3<sup>rd</sup> Floor, Beverly City Hall, 191 Cabot St.

Houseman called the meeting to order at 8:09pm.

Members present: Julie Flowers, Matthew St. Hilaire, Scott Houseman

Members absent: None

Other councilors present: Hannah Bowen, Steven Crowley, Kathleen Feldman (arrived 8:15pm)

Also present: Fire Chief Peter O'Connor

Order Number	Date to Committee	Description	Action Taken
#315	12/20/2022	Earmark from the Economic Development Legislation signed by Governor Baker \$200,000 for the installation of solar panels at Beverly High School	Hold
#028	2/6/2023	Finance Director, Bryant Ayles-A request for approval to use FY2023 appropriated funds toward the payment of two (2) prior year invoices totaling \$13,571.01	Approve (3-0)
#031	2/6/2023	Grant-\$11,918.28 in supplemental grant funding from the MassDOT Aeronautics Division. This grant funding will be used to support security system camera improvements at the Beverly Airport	Hold
#032	2/6/2023	A request from Fire Chief O'Connor to declare a fire department vehicle as surplus property. The vehicle will then be donated to serve the remainder of its life in the Fire Services in Ukraine	Approve (3-0)
#035	2/6/2023	President Flowers- A reappointment for Budget Analyst Gerard Perry	Approve reappointment (3-0) Approve hourly increase (3-0)

**Discussion**

**Order #031**

St. Hilaire and Houseman expressed that they had general questions about the airport given the presentation at the Council meeting earlier this evening.

The item was held.

**Order #035**

Flowers stated this reappointment would include also increasing Mr. Perry's hourly rate for the next three years. Per city charter, his budget line is half of the city finance director's salary, and the fund is not typically used up for his salary. We used some of that to contract with the Collins Center to do the work for the charter.

Houseman stated two votes might be better for transparency.

A motion to approve appointment was made and seconded. The motion passed (3-0).

A motion to approve the hourly pay increase was made and seconded. The motion passed (3-0).

The meeting adjourned at 8:24pm.

**Estelle M. Rand-Chair**  
**Todd C. Rotondo**  
**Brendan S. Sweeney**

**LEGAL AFFAIRS / CITY COUNCIL COMMITTEE OF THE WHOLE MEETING MINUTES**

Monday, February 6, 2023, 7:00PM  
Within the Confines of the City Council Meeting  
City Council Chambers, 3<sup>rd</sup> Floor, Beverly City Hall, 191 Cabot St.

Rand called the meeting to order at 8:09pm.

Members present: Todd Rotondo, Brendan Sweeney, Estelle Rand

Members absent: None

Others present: AJ Francois of AJ's Mobile Detailing and Maggie Brown from the Essex County Greenbelt Association

<b>Order Number</b>	<b>Date to Committee</b>	<b>Description</b>	<b>Action Taken</b>
#282	11/14/2022	Councilor Bowen-A letter regarding Accessory Dwelling Units	Hold
#006	1/3/2023	City Clerk-Renewal Application for a lodging license for Garden City Residences, 490 Rantoul Street	Hold
#007	1/3/2023	City Clerk-Renewal Application for a lodging license for Grigor Qirjazi, 32 Broadway	Hold
#016	1/17/2023	City Clerk-Application for a New Lodging license for 278 Rantoul Street LLC, located at 278 Rantoul Street (new ownership)	Hold
#017	1/17/2023	Application for a renewal of a lodging license for Turner Properties, Cabot Lodge 91-93 Cabot Street	Hold
#025	2/6/2023	Christine Bertoni, Chair Conservation Commission-25 & 27 Beaver Pond Road Proposed Conservation Restriction (Essex County Greenbelt Association)	Hold
#027	2/6/2023	City Clerk-Application for a Class II Motor Vehicle License for AJ's Mobile Detailing, LLC, 453 Rear Rantoul Street	Approve (3-0)

**Discussion on Order #025**

Brown explained Greenbelt is working with the landowner and the land will remain in private ownership. The City of Beverly owns the other side of the pond and there is already a conservation restriction on that side. Greenbelt is seeking approval of it being in the public interest.

Sweeney asked about any dwellings on the property.

Brown stated the parcel includes a residential dwelling, but the conservation restriction excludes that dwelling.

The motion to hold #025 in order to have the document reviewed by the Solicitor's Office was made and seconded. A vote was taken, and the motion carried (3-0).

The motion to adjourn Committee on Legal Affairs was made and seconded. A vote was taken, and the motion carried (3-0). The meeting adjourned at 8:21pm.