

CITY OF BEVERLY  
PUBLIC MEETING MINUTES

BOARD: Community Preservation Committee  
SUBCOMMITTEE: None  
LOCATION: Beverly City Hall Council Chambers  
DATE: February 16, 2023  
BOARD MEMBERS PRESENT: Chairperson Heather Richter, Vice Chair Derek Beckwith, Christy Edwards, Nancy Marino, Marilyn McCrory, Suzanne LaMont, Danielle Spang, Robert Buchsbaum, Thomas Bussone by phone  
BOARD MEMBERS ABSENT:  
OTHERS PRESENT: Bruce Doig (City of Beverly Parks and Recreation), Victoria Healey (City of Beverly Planning Department), Mary McCaffery (representing Beverly Farms Improvement Society), Lisa Crowell (Owner, Larcom Theatre), Randy Wetzell, Margaret Vernon, Mike Petkovich, Bob Ashmore  
RECORDER: Naomi Moca

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**1. Call to order**

Chair Richter chairs and opens the meeting at 7:03 p.m.

Pursuant to Chapter 107 of the Acts of 2022, Section 3, this meeting of the Beverly Community Preservation Commission was conducted in person.

**1. Review of Round 10 CPA Funding Applications**  
**a. Birch Plains pickleball courts**

Bruce Doig, Director of the City of Beverly Parks and Recreation Department, is present. Doig states that if the Committee votes to approve the funding today, then the process for approval by the City Council for releasing the monies will be expedited. Doig states that although the project bid was at a lower rate than expected, there is no plan to alter the amount that is being asked for from the Committee.

The Committee discusses issues raised in letters from the residents of the Birch Plains neighborhood, such as the warehouse building construction, parking and traffic, and noise concerns. Doig states that the Mayor's Office scheduled a public meeting for February 28, 2023 at the Beverly Municipal Airport administration building to discuss those concerns. The Committee discusses moving forward with city-wide publicity for the meeting, the location of the project, methods for sound mitigation, and whether the project is within the jurisdiction of the Conservation Commission. Bussone observes that it is in the scope of Committee's role to

determine funding, whereas it is the City's role to determine methods for mitigating other concerns that the project raises.

Randy Wetzel, Birch Plains neighborhood resident, states that on some weekends the road has cars parked on both sides, significantly narrowing the passing area. Wetzel cites news articles elaborating on the decibel range of pickleball courts and expresses concern for the physical well-being and mental health of the residents.

Mike Petkavich of 60 Trask Street observes that parking overflow occurs only with tournaments, that the noise in the area is of concern, and questions how to mitigate noise. Margaret Vernon of 56 Trask Street expresses concern that the project will lower the value of her home. Pickleball player Bob Ashmore summarizes his experience in Albuquerque, NM.

Petkavich asks if it is possible to estimate the cost to implement a special application to install the poles for the sound barriers in advance of February 28, 2023 meeting. Doig states that he is doubtful it would be done in time for the public meeting.

The Committee discusses whether the project request is an appropriate use of CPA funds, whether the project site can be shifted further away from the neighborhood, if it is appropriate to approve funds that are higher than the bid amount, and whether to wait to vote on the item until after hearing the results of the public meeting.

The item is continued to the March 16, 2023 meeting.

#### **b. Gillis Park improvements**

Spang and Lamont recuse themselves.

**Edwards:** Motion to Approve the Gillis Park Improvements project, the CPA funding request of \$25,000, in the category of Historic Resources for Historic Rehabilitation and Restoration from the balance of the Historic Preservation reserve and the General Fund. Marino seconds. Richter takes a roll call vote. Motion carries 7-0-2. Spang and Lamont abstain.

#### **c. Lynch Park Carriage House preservation**

The Committee discusses the phases of the project, the current scope of the use of the building, whether the upgrades are permanent changes or temporary patches, how the work will be monitored and by whom, and which steps are defined as preservation as opposed to restoration.

**Beckwith:** Motion that the Committee approve funding for the Lynch Park Carriage House Preservation Project in the amount of \$100,000 from the Historic Preservation reserve, with the understanding that the Historic District Commission (HDC) be involved in the project and be part of the memorandum of understanding (MOU). Buchsbaum seconds. Richter takes a roll call vote. Motion carries 7-2.

**d. Restoration of Beverly Farm Cemetery fence: Phase II**

Mary McCaffery of the Beverly Farms Improvement Society is present and summarizes the progress of the project up to now.

**Beckwith:** Motion that the Committee approve the updated application for funding Phase II of the Beverly Farms cemetery fence restoration project in the amount of \$80,000, in the category of Historic Resources for Historic Rehabilitation and Restoration from the balance of the Historic Preservation reserve and the General Fund, with the understanding that the HDC will be involved as overseer of the project. Marino seconds. Richter takes a roll call vote. Motion carries 9-0.

**e. Marquee restoration Larcom Theatre**

Lisa Crowell of the Larcom Theatre is present and summarizes the progress of the project up to now. The Committee discusses the sources of funding for the project, including crowdfunding, thus far.

**Beckwith:** Motion that the Committee approve the application for the marquee restoration project request for funding in the amount of \$175,000 under the category of Historic Resources for Historic Rehabilitation and Restoration, that the funds come from the General Fund, that the HDC be involved in oversight of the project, that the standard clawback provision for the recouping of funds if the property is sold within 15 years will apply, and that the CPC be listed on the insurance for the property as a Loss Payee for the duration of the clawback. Bussone seconds. Richter takes a roll call vote. Motion carries 9-0.

9:20 p.m. Buchsbaum departs.

**2. Approval of minutes**

**a. September 30, 2022**

Members review and offer edits to the September 30, 2022 draft meeting minutes.

**Beckwith:** Motion to accept the September 30, 2022 meeting minutes as amended. Marino seconds the motion. Chair Richter takes a roll call vote. The motion is approved (8-0).

**b. October 20, 2022**

Members review and offer edits to the October 20, 2022 draft meeting minutes.

**Beckwith:** Motion to accept the October 20, 2022 meeting minutes as amended. Edwards seconds the motion. Chair Richter takes a roll call vote. The motion is approved (8-0).

**c. November 17, 2022**

Members review and offer edits to the November 17, 2022 draft meeting minutes.

**Beckwith:** Motion to accept the November 17, 2022 meeting minutes as amended. McCrory seconds the motion. Chair Richter takes a roll call vote. The motion is approved (8-0).

**d. December 15, 2022**

Members review and offer edits to the December 15, 2022 draft meeting minutes.

**Beckwith:** Motion to accept the December 15, 2022 meeting minutes as amended. McCrory seconds the motion. Chair Richter takes a roll call vote. The motion is approved (8-0).

**3. Other items not known in advance of the posting of this agenda**

Beckwith states that 2022 distributions from the state were higher than expected.

Marino observes that there is a distinction between projects being completed as opposed withdrawn in 2022.

Materials added to the record:

- Letter from Community Preservation Coalition

**4. Adjourn**

**Bussone:** Motion to adjourn. Beckwith seconds the motion. Chair Richter takes a roll call vote. The motion is approved (8-0).

**Meeting adjourns at 9:33 p.m.**

**The next meeting will be March 16, 2023**