

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

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

Monday, February 28, 2022, 6:30PM
 City Council Committee Room A, 3rd Floor, Beverly City Hall, 191 Cabot St.

Rand called to order the Legal Affairs meeting at 6:30pm.
 Members present: Todd Rotondo, Brendan Sweeney, Estelle Rand
 Also present: Steven Crowley, Scott Houseman

| Order Number | Date to Committee | Description | Action Taken |
|--------------|-------------------|--|----------------------------------|
| #055 | 2/22/2022 | Sergeant Henebury-Amendment to Include Handicapped Parking Space at Lyons Park Located across from 126 Lothrop on the East side | Approve 3-0 |
| #056 | 2/22/2022 | Councilor Rotondo-Amendment to Chapter 270-Section 37A "Bicycle lanes shall be created in the following locations" | Hold |
| #059 | 2/22/2022 | City Clerk-Lodging House License, Jalbert Properties, LLC for Highland Manor at 7 Highland Avenue | Approve conditional license 3-0 |
| #063 | 2/22/2022 | Assistant City Solicitor Oldmixon-Fixed Route Amphibious Sightseeing Tour Application and Process for Council Review and Comment | Receive and place on file 3-0 |
| #067 | 2/22/2022 | CPA Funding Recommendation for Out of Cycle application relative to the anticipation by the City, of two vacant lots located on Simon Street | Public hearing March 7 at 8:50pm |

Order #059-City Clerk-Lodging House License, Jalbert Properties, LLC for Highland Manor at 7 Highland Avenue

Lt. Jacob Kreyling from the Beverly Fire Department gave an overview of the rooming houses in Beverly, stating that typically the bathrooms are shared and there are no cooking facilities in the room. Kreyling noted that due to the Elliott Chambers fire years ago, there is now a law that rooming houses with more than five tenants would be required to have a sprinkler.

Councilor Scott Houseman arrived, and Committee of the Whole was called to order at 6:33pm.

Kreyling suggested a provisional license conditional on a contract of work to be done.

Jesse Jalbert, applicant for the Highland Manor License, stated his plan from day one was to eliminate the rooming house status by adding bathrooms. Jalbert stated it was brought to his attention that the sprinkler system would be needed and stated that he has an agreement for sprinklers with a company

who is working on drawings now. Jalbert stated he is still going through the process of turning it into eight apartment units.

There was some discussion of water and building permits and the timeline for the conversion to apartments, as well as alternative fire safety methods that could be in place until the sprinklers are installed.

The motion to approve Order #059 conditionally for 6 months from March 1 with the condition that fire extinguishers are placed in all units with cooking facilities was made and seconded. A vote was taken, and the motion carried (3-0).

Order #055-Sergeant Henebury-Amendment to Include Handicapped Parking Space at Lyons Park Located across from 126 Lothrop on the East side

The motion to approve was made and seconded. A vote was taken, and the motion carried (3-0).

Order #056-Councilor Rotondo-Amendment to Chapter 270- Section 37A “Bicycle lanes shall be created in the following locations”

Rotondo requested to hold this so he can notify neighbors and stated that Commission Collins said it would not likely happen until the fall due to construction. This would both solve parking issues with sight lines and add the bike lanes.

The motion to hold Order #056 was made and seconded. A vote was taken, and the motion carried (3-0).

Order #063 - Assistant City Solicitor Oldmixon-Fixed Route Amphibious Sightseeing Tour Application and Process for Council Review and Comment

Assistant City Solicitor Beth Oldmixon stated that someone had contacted the Planning Department with an inquiry. The City Council would be the licensing authority through the Clerk’s Office, and the state would also have oversight. There would be some basic requirements of the application.

Rotondo and Rand discussed the options of others who would review the applications, for example, possibly the Parking and Traffic Commission, Police Department, Harbormaster and/or Engineering Department.

Houseman suggested a waiver of the 60 day time requirement similar to the Zoning Board of Appeals.

Sweeney mentioned the setting of routes and any potential noise issues.

Houseman left at 7:31pm, and Committee of the Whole was adjourned.

There was also discussion of fees, liability insurance, public hearing process for applicants and the application form.

The motion to receive and place on file was made and seconded. A vote was taken, and the motion carried (3-0).

The motion to adjourn the Legal Affairs meeting was made and seconded. A vote was taken, and the motion carried (3-0). The meeting adjourned at 7:41pm.