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**CITY OF BEVERLY
PUBLIC MEETING MINUTES**

4 BOARD OR COMMISSION: City of Beverly Parking and Traffic Commission
5 DATE: January 6, 2026
6 LOCATION: Beverly City Hall, Council Chambers 3rd Floor
7 MEMBERS PRESENT: Chair Richard Benevento, Vice Chair Darlene Wynne,
8 Jonathan Salt, Capt. Jacob Kreyling, Michael Collins, Sgt.
9 Dana Nicholson, Dayna Morton
10 MEMBERS ABSENT: David Dines
11 STAFF PRESENT: Kenneth Clawson
12 RECORDER: Kristan Patenaude

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14 Benevento chairs and opens the meeting at 8:30 a.m.

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16 **1. Public Comment Period**

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18 None at this time.

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20 **2. Modification 3 to Recommendation to the Planning Board: Site Plan Review #143-**
21 **19 and Special Permit #173-19 for development at 1 Water Street (Mission**
22 **Boathouse) – Beverly Restaurants Associates, LLC**

23
24 Leonardo Nevis, General Manager, explained that there is an opportunity with 60 Water Street,
25 which owns the marina and the area at the top of the street. This is a month-to-month lease
26 agreement. The owner of that property is willing to install small signage, if needed. Employees
27 have been advised to park at this location in order to stay off the streets as much as possible.
28 There are 18 spaces available on this site; 12 underneath and an additional up-to eight spaces on
29 top which have not been needed to date. The top area is accessed from Front Street. Any
30 additional parking can occur across the street at the marina. During the summer months, this
31 should still be adequate, as not as many employees are currently needed.

32
33 Nicholson stated that he has not received any complaints in the recent months and believes the
34 proposal is a good one.

35
36 Kreyling asked for a contingency plan to be considered, as needed in the future, if additional
37 employees are brought on.

38
39 Wynne noted that the proposed parking layout does not comply with zoning. She will need to
40 speak to the Zoning Enforcement Officer further about this. Also, a parking lot is not normally
41 allowed as a primary use.

42
43 Daniel Finn, 16 Front Street, stated that none of the neighbors will be happy with additional
44 parking along Front Street. Mission Boathouse has not been a good neighbor. This proposal
45 needs to go through zoning, and the shuttle should not go away.

Councilor Danielle Spang, speaking on behalf of Front Street residents, explained that she has received complaints that employees are continuing to park along Front Street. She asked when the lease on the Water Street lot began. Nevis stated that this started in October. Spang stated that she continues to hear complaints from residents. There is a concern regarding the summer months when there are more employees. Nevis stated that employees are using the Water Street lot as far as he knows. There are currently approximately 35 total employees and there may be an additional ten in the summer months. On a daily basis there are approximately 12 employees on site.

Benevento stated that he is sympathetic to residents but also wants the business to succeed. It is unclear what the solution is.

Kreyling stated that there are no clear enforcement tools for this concern. He suggested that the applicant submit data showing summer employee numbers, which could help the Commission to make a clear conclusion. This data could then be used as a benchmark.

Nevis explained that he has made all employees sign something stating that they will park at the Water Street location, but he is not a parking monitor and has not fired anyone if they do not do so.

The Commission discussed items it would like to see submitted, including data showing accurate employee numbers, the lease agreement for approval that it is designed to meet the zoning and that the upper lot is a permissible place to utilize, and something to demonstrate the efforts of an enforcement tool. Wynne stated that she would also like to see a copy of the form that employees were asked to sign. There was discussion regarding obtaining a running list of employee license plates in order to keep track of any violations, though enforcement of this is unclear. Nevis stated that there are other businesses in this area and he would like for them all to be treated similarly.

Wynne: Motion that the Parking & Traffic Commission recommend modifying Site Plan Review #143-19 and Special Permit #173-19 for the existing development at 1 Water Street, to modify Conditions #1 and #3, to remove the requirement that the owner provide an employee shuttle to an off-site parking lot in lieu of having a dedicated parking area at 60 Water Street, subject to the following conditions:

- That the owner provides actual data of number of employees from the summer and winter time periods.
- That the owner provides a copy of the lease agreement for the use of the spaces.
- That the owner provides data regarding alternatives to motor vehicle use by employees and information regarding what the company does to encourage this.
- That the owner provides a copy of the agreement that the employees sign, including license plate information, which will be updated on an ongoing basis.
- That the owner document in writing how they will enforce employee parking.

All subject to compliance with the Zoning Ordinance.

93 Morton seconds.

94
95 Discussion:

96 Nicholson asked about a reopener clause if there is a future situation for the restaurant in which
97 additional employees are brought on and, thus, additional parking is needed. Marty Bloom,
98 Mission Boathouse, stated that there is no contingency plan in place. This is the best solution that
99 could be determined. There is no additional parking nearby for employees.

100
101 Motion carries (7-0).

102
103 **3. Review of Construction Management Plan as to traffic related impacts pursuant to**
104 **Condition 4 of the Commission's recommendation: 119 Rantoul Street – Wendell**
105 **Holmes, LLC (owner)**
106

107 The Commission reviewed the Construction Management Plan. Wynne noted that part of the
108 plan include use of City-owned land will require specific approval from the City. Also, when the
109 project was approved, there was a prohibition on vehicles backing out of the space currently
110 proposed for a loading area. The intention is to avoid the noise of delivery vehicles for condos
111 nearby.

112
113 *Wynne exited at 9:25am and Kenneth Clawson sat in as a Staff member for the Commission.*
114

115 Salt: Motion to accept the Traffic Management Plan, with the minor edits as suggested,
116 and that it then be resubmitted. Collins seconds. Motion carries (6-0).

117
118 **4. Approval of Minutes:**
119 **a. October 7, 2025**
120

121 Salt: Motion to approve the meeting minutes of October 7, 2025, as presented. Morton
122 seconds. Motion carries (6-0).

123
124 **5. Adjourn**
125

126 Salt: Motion to adjourn. Morton seconds. Motion carries (6-0).

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129 Meeting adjourns at 9:43 a.m.