

**CITY OF BEVERLY
PUBLIC MEETING MINUTES**

BOARD OR COMMISSION: City of Beverly Community Preservation Committee
DATE: January 22, 2026
LOCATION: Beverly City Hall, Council Chambers, 3rd Floor, 191 Cabot Street
MEMBERS PRESENT: Chair Derek Beckwith, Jamie Jamieson, David Ershun, Nancy Marino, Christy Edwards, Robert Buchsbaum, Heather Richter
MEMBERS ABSENT: Vice Chair Wendy Pearl
STAFF PRESENT: Jean Delios, Community Preservation Act Coordinator
RECORDER: Kristan Patenaude

1. Call to Order

Chair Beckwith called the meeting to order at 7:00 p.m.

2. Consultation and Q & A with the CPC

The CPC encourages the public, current or potential applicants, and other interested parties to bring their questions/comments to the meeting during this 15-minute session.

3. CPC Project Updates

a. Mid-Cycle Updates for Round 12 Projects

Delios stated that one applicant that she did not get a response from after many attempts was Historic Beverly for the Cabot House Porticos project. In terms of the Abbott Street Right of Way project, the right of way needs to be discontinued and then permanently dedicated as recreational use to the Parks and Recreation Commission in order for it to meet all the requirements. She will continue to check in with the City Engineer on this. Similarly with the Beverly Farms Fence project, this is awaiting being put out to bid. This is Phase 2 of the project, which will hopefully happen in the spring. The Greater Beverly YMCA Shoe Shop Restoration project is nearly complete. The Cabot Theater Half Rose Window project is complete and an HDC sign off has been requested. The Committee will hear an update from Bruce Doig, Director of Parks & Rec, on the Balch Playground, Holcroft Park, and Gillis Park Pavilion projects. The Blach project is complete, and the other two are on hold.

Bruce Doig stated that the Gillis Park Pavilion project is pending a discussion regarding setbacks to the river ConsCom. The entryway and basketball court projects are also on hold at this time.

b. Independence Park

Beckwith explained that Wendy Pearl was interested in reviewing a letter received by the Committee and, as Pearl is not present this evening, he suggested that the Committee hold this discussion next month.

Beckwith noted that the Committee's budget prior to Tuesday's City Council meeting was \$3,138,525.98. That is for all four categories. As no open space applications are before the Committee, this leads to an additional \$529,999 available for the eight projects proposed under the categories of recreation, historic preservation, and community housing. The Committee has a total of \$2,408,527. The first round of applications submitted total a requested amount of \$2,051,691. If the Committee awarded funding to all of those projects, it would have a balance of \$356,836. The Round 13 Supplemental requests that have come in total \$582,562. Funding these as well would lead to a deficit of \$225,726. The Committee has some decisions to make.

There was discussion regarding determining if any of the projects could wait for a year or two for funding.

4. CPA Funding Round 13 – Initial Review of Applications (*Applicants not expected to attend*)

R13-1 - Gillis Park Basketball Court Replacement - Beverly Recreation Department

Doig stated that, if this is funded, another part of the project in the future would be playground equipment. The Friends of Gillis Park have done some fundraising for this project, though he is unsure on the exact amount.

R13-2 - Ahearn Park/Goldway Playground Renovation - Beverly Recreation Department

Doig explained that some of the playground equipment was vandalized, but other pieces are in good shape. He has reviewed which items need to be replaced and which items can remain. Approximately 70% needs to be replaced. There will not be an in-kind services from the City as part of this project.

R13-3 - Gilbert Park/Bartlett Gardens Renovation - Beverly Recreation Department

Doig stated that the swings and a couple of other pieces of playground equipment will remain after the project is complete. The playground will remain within the same footprint, but items will be replaced.

Beckwith stated that this is an opportunity to bring the park back to life and hopefully have children and families attend programming there in the future.

There was concern expressed that all of the projects being discussed are located in Ward 2. It was noted that there has been little money invested in these parks.

R13-4 Garden City Towers Fire Protection Sprinkler System Installation - Beverly Housing Authority

Marino stated that this is being proposed now due to the renovation of the Balch Street units, and a change in the Director and Deputy Director positions for the Housing Authority. This is the Housing Authority's most pressing project in the City.

There was discussion regarding the total proposed budget for the project. Marino noted that all items will need to go out to bid. Delios stated that the question regarding clarification of the total project cost/detailed cost breakdown would be posed to the Housing Authority.

R13-5 Designate Housing Funds to the Beverly AHT - Beverly Affordable Housing Trust

Jamieson expressed concern regarding designating these funds prior to knowing the full amount of the sprinkler project. She stated that she would like to know about the funding available for housing projects this round before voting on this project.

Delios noted that she would forward along the question regarding the fact that the Committee needs a signed application for this project and not simply the Mayor's letter. There was also a question regarding specific plans for use of the funds.

Beckwith stated that he would like to know if one of the proposed funding projects for a non-profit for short-term stabilization would meet the CPA guidelines and, if so, how much money that request is likely to be for.

R13-SPA2 - Central Cemetery Tomb House - City of Beverly

Beckwith explained that this is a request for \$23,290 for prep work for a follow-up application in the next round or, potentially, an out-of-cycle application. He asked if there is any construction proposed with this request, as a letter submitted with the quote mentions bidding and construction. Details regarding the scope of work for this proposal would be helpful.

R13-SPA3 - Central Cemetery Fence and Gates - City of Beverly

Beckwith asked about the CPA resources for this project. This phase seems to be more than half the project and additional phases may be necessary. Delios stated that she would also seek clarification regarding the total for the project.

R13-SPA4 - Outbuilding Roof Replacement - The Garden School

Beckwith stated that this should probably be under the category of preservation, as well as rehab/restoration. He asked about an HDC determination for this item and having an HDC member view the application. Also, the Secretary of Interior standards should be discussed in the application. He asked if other funds are being spent for this building, outside of the roof project, including any in-kind services. A claw back clause will likely be discussed with the applicant.

There was a discussion regarding if the school's mission is religious and where students are drawn from.

The Committee agreed to ask the Affordable Housing Trust and Housing Authority to attend the next meeting.

5. CPC Project Closeouts

None at this time.

6. CPC Project MOU Extension Requests

a. Beverly Farms Cemetery Fence (R10-4) - Expires 2/7/26

Delios stated that this project has not yet been put out to bid. Phase 2 of this expires in May and it may make sense to pair the two timelines.

Richter: Motion to extend the R10-4 MOU to May 29, 2026. Marino seconds. Motion carries (7-0).

7. Review of Template for Reports (midpoint and closeout)

None at this time.

8. Approval of CPC minutes

a. December 18, 2025

The Committee agreed to address the minutes at the next meeting.

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

None at this time.

10. Adjourn

Ershun: Motion to adjourn the meeting at 9:16pm. Marino seconds. Motion carries (7-0).

Next Meeting(s): February 19, 2026