

**CITY OF BEVERLY
PUBLIC MEETING MINUTES**

BOARD OR COMMISSION: City of Beverly Planning Board
DATE: March 10, 2026
LOCATION: Beverly City Hall, 191 Cabot Street, 3rd Floor Council Chambers
MEMBERS PRESENT: Chair Derek Beckwith; Ellen Flannery; George Gomes; Sarah Bartley; Judy Ashkenaz (remote); Wayne Miller
STAFF PRESENT: Assistant Director of Planning, Kenneth Clawson
RECORDER: Kristan Patenaude

Call to Order

Chair Beckwith called the meeting to order at 7:05 p.m.

1. Subdivision Approval Not Required Plans

a. 9-11 Fillmore Street – John Vitale

Beckwith explained that these properties are in common ownership in the North Beverly section of Beverly with frontage on Fillmore Street. The property at 9 Fillmore Street currently has 111.99' of frontage and the property at 11 Fillmore Street has 80' of frontage. The purpose of this ANR is to create Parcel C by taking 11' of frontage from the property at 9 Fillmore Street and adding it to the property at 11 Fillmore Street. The resulting frontages would be 100.99' for 9 Fillmore Street and 91' for 11 Fillmore Street.

Clawson stated that 91' is normally not enough frontage. However, a previous subdivision established the frontage for the parcel at 11 Fillmore Street at 80'. This request is above the established frontage for that property, leading to the ANR.

Beckwith stated that the Board reviewed the plans to ensure that it meets SANR standards. Clawson agreed that the plan meets these standards.

Flannery: Motion to endorse the Subdivision Approval Not Required Plan for 9-11 Fillmore Street, applicant John Vitale. Gomes seconds. Motion carries unanimously by roll call: Beckwith – aye; Flannery – aye; Gomes – aye; Miller – aye; Bartley – aye; and Ashkenaz – aye; (6-0).

b. 63 West Street – 63 West Street LLC

Beckwith explained that this ANR proposes parcel swaps between the owners of 63 West Street and 65 West Street. The approximately 3,658 s.f. Parcel A is to be conveyed from 63 West Street to 65 West Street. The approximately 3,680 s.f. Parcel B is to be conveyed from 65 West Street to 63 West Street. The two properties will maintain the same access off West Street and no new streets or ways are proposed.

Flannery: Motion to endorse the Subdivision Approval Not Required Plan for 63 West Street, applicant 63 West Street LLC. Gomes seconds. Motion carries unanimously by roll call: Beckwith – aye; Flannery – aye; Gomes – aye; Miller – aye; Bartley – aye; and Ashkenaz – aye; (6-0).

2. Recess for Public Hearings

Gomes: Motion to recess for Public Hearings. Miller seconds. Motion carries unanimously by roll call: Beckwith – aye; Flannery – aye; Gomes – aye; Miller – aye; Bartley – aye; and Ashkenaz – aye; (6-0).

a. Waiver of Frontage and Definitive Subdivision – 85 and 87 Bridge Street – Thomas J. Alexander, Alexander and Femino, 1 School Street, Beverly, MA 01915 o/b/o Robert Noyes, II and Stephanie Marie Noyes, 87 Bridge Street, Beverly, MA 01915.

i. Applicant received a Variance from the Zoning Board of Appeals on January 28, 2026, to divide a lot of land as Parcel A totaling 1,175 square feet from their lot which will be combined with their immediate abutters land to accommodate the abutters' existing driveway and garden.

Clawson read the Public Notice.

Tom Alexander, representing the applicant, explained that Mr. and Mrs. Noyes are the applicants of the property, but this request is for the benefit of Richard and Susan Dinkin, who have lived next door since 1978. There was a discovery that a piece of the applicant's property is actually the neighbors' property. Both neighbors discussed this and came to the proposed terms. The change would result in a 1,175 s.f. piece of land making the Dinkin property somewhat more conforming to zoning, while making the Noyes property less conforming, leading to the proposed and approved Variance. The appeal period for the Variance has run out and it has been recorded.

There were no Board questions or comments at this time.

Gomes: Motion that, with regard to the application for a Waiver of Frontage for 85 and 87 Bridge Street for applicant Robert Noyes II and Stephanie Marie Noyes, the Board finds that the waiver is in the public interest and is not inconsistent with the intent and purpose of the Subdivision Control Law. Ashkenaz seconds. Motion carries unanimously by roll call: Beckwith – aye; Flannery – aye; Gomes – aye; Miller – aye; Bartley – aye; and Ashkenaz – aye; (6-0).

Gomes: Motion to grant the Waiver of Frontage for 85 and 87 Bridge Street. Flannery seconds. Motion carries unanimously by roll call: Beckwith – aye; Flannery – aye; Gomes – aye; Miller – aye; Bartley – aye; and Ashkenaz – aye; (6-0).

Gomes: Motion to approve the Definitive Subdivision Plan for 85 and 87 Bridge Street for applicant Robert Noyes II and Stephanie Marie Noyes. Flannery seconds. Motion carries unanimously by roll call: Beckwith – aye; Flannery – aye; Gomes – aye; Miller – aye; Bartley – aye; and Ashkenaz – aye; (6-0).

3. Reconvene Meeting

Gomes: Motion to reconvene the meeting. Miller seconds. Motion carries unanimously by roll call: Beckwith – aye; Flannery – aye; Gomes – aye; Miller – aye; Bartley – aye; and Ashkenaz – aye; (6-0).

4. Set Public Hearings

a. Site Plan Review #170-26 and Special Permit #205-26 – 46 Federal Street – 46 Federal Street LLC c/o Alexander & Femino, 1 School Street, Beverly, MA

- i. Project consists of the demolition of the existing dwelling and garage on site and replacing them with 5 new townhouse style residential units having 2 parking spaces on the lower level for 4 of the units and 2 surface parking spaces for the 5th unit. The Zoning Board of Appeals granted a Variance for this project on January 28, 2026. Special Permit is for deviation of a portion of the requirements for off street parking; 300-64B.(1) aisle width for 2-way traffic. Proposed aisle width for this application is 20 feet where 24 feet is required.

The Board discussed setting a date for this Public Hearing.

Flannery: Motion to set a Public Hearing for Site Plan Review #170-26 and Special Permit #205-26, 46 Federal Street, for April 28, 2026. Gomes seconds. Motion carries unanimously by roll call: Beckwith – aye; Flannery – aye; Gomes – aye; Miller – aye; Bartley – aye; and Ashkenaz – aye; (6-0).

5. Election of 2026 Planning Board Chairperson and Vice-Chairperson

Beckwith explained that he plans to move from the City within the coming months. He would thus, no longer be able to serve on the Planning Board. The Board currently has three vacancies. He noted that he would be happy to serve as Chair in the interim. He noted that he is also the Community Preservation Committee representative and that seat will also need to be filled.

Miller suggested that it would be helpful for the existing Chair to serve in the transition period to a new Chair. Clawson suggested that the Board could table the vote for a new Chair until a June/July timeframe, when Beckwith may resign from the Board.

Flannery: Motion to table the Election of the 2026 Planning Board Chairperson and Vice-Chairperson to the June 23, 2026, meeting. Gomes seconds. Motion carries

unanimously by roll call: Beckwith – aye; Flannery – aye; Gomes – aye; Miller – aye; Bartley – aye; and Ashkenaz – aye; (6-0).

6. Authorization of Planning Board Signatory

Flannery: Motion to table the Authorization of the Planning Board Signatory to the June 23, 2026, meeting. Ashkenaz seconds. Motion carries unanimously by roll call: Beckwith – aye; Flannery – aye; Gomes – aye; Miller – aye; Bartley – aye; and Ashkenaz – aye; (6-0).

**7. Approval of Minutes (as available):
a. February 10, 2026**

Ashkenaz: Motion to approve the February 10, 2026, meeting minutes, as presented. Gomes seconds. Motion carries unanimously by roll call: Beckwith – aye; Flannery – aye; Gomes – aye; Miller – aye; Bartley – aye; and Ashkenaz – aye; (6-0).

8. Adjourn

Flannery: Motion to adjourn. Gomes seconds. Motion carries unanimously by roll call: Beckwith – aye; Flannery – aye; Gomes – aye; Miller – aye; Bartley – aye; and Ashkenaz – aye; (6-0).

Meeting adjourns at 7:51 p.m.