

**CITY OF BEVERLY
PUBLIC MEETING MINUTES**

BOARD OR COMMISSION: City of Beverly Community Preservation Committee
DATE: March 19, 2026
LOCATION: Beverly City Hall, Council Chambers, 3rd Floor, 191 Cabot St
MEMBERS PRESENT: Chair Derek Beckwith, Vice Chair Wendy Pearl,
Robert Buchsbaum, Christy Edwards, David Ershun, Jamie
Jamieson, Nancy Marino, Heather Richter
STAFF PRESENT: Jean Delios, Community Preservation Act Coordinator;
Lisa Chandler, City Engineer;
Beth Oldmixon, City Solicitor
RECORDER: Kristan Patenaude

1. Call to Order

Chair Beckwith called the meeting to order at 7:01 p.m.

Beckwith noted that he will be leaving the Planning Board (Planning Board representative to the CPC) in May or June this year. Edwards noted that her term will expire in July and she will not seek reappointment (she has informed Council President Flowers).

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.

None at this time.

3. CPC Project Updates

a. Girdler House Generator, Cabot Theater (pending HDC Sign Off before closeout)

Delios explained that the Cabot Theater item is before the HDC for one final piece of work that needs to be verified as being completed. The Girdler House Generator project ran into an issue with National Grid. The generator was purchased, wired, and installed, but has not been connected to the gas line because the existing gas line is not sufficient to power the generator. The work that has to be done on the gas line has been delayed. It is unclear if the Girdler House is ready to receive their funds as it is unclear if the project is technically completed. No other work, other than the connection is needed at this time. The Committee agreed that it would consider this item later in the meeting. Beckwith added that National Grid initially approved the service connection to the generator then later determined that the existing gas line would not be sufficient and modifications were needed much to the surprise of the Girdler House representatives.

4. CPA Funding Round 13 – Continuing Review of Applications

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

Lisa Chandler reviewed the measures in place by the City DPS to temporarily secure the Tomb House, including supports for the roof and strapping for the walls (not part of the CPA application, funded by DPS). These items should be installed within the next week or so. A tarp may also be added to the roof.

Beckwith noted that the plan is then to file an Out of Cycle request later this year for the preservation project. In terms of the CPC's budget, the Committee currently has application for historic preservation, community housing, and recreation in front of it. The CPC has requests before it, totaling approximately \$2,156,369. The CPC has approximately \$2,408,527 available at this time. If the CPC fully funds all of the current projects as requested, it would be left with approximately \$252,000. This is a slim amount, as the Committee tends to fund Out of Cycle projects. The Mayor has also indicated that there may be Out of Cycle requests from the City.

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

Councilor Scott Houseman explained that the proposal is to pursue the Bisson Street fence in its entirety, due to its poor condition and visibility. A subsequent phase with less work included, will be considered for the cemetery. Chandler stated that the future phases of the project could be spread out in various ways due to potential funding concerns. Houseman stated that this will likely need to be at least a four phase project.

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

This item was not directly addressed at this time.

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

There was discussion with the City Solicitor, Beth Oldmixon. Beckwith asked if a deed restriction would make the property eligible for CPA funds for something similar to a roof repair. Oldmixon stated that the CPA funds could be used to fund the deed restriction. Deed restricted properties would qualify as affordable (community) housing and under preservation this could be CPA funded. There is no prohibition on the CPC transferring funds to the Affordable Housing Trust. The restriction is in how the Trust would then use the CPA funds. The MOU would include language that the funds are restricted per the statute and there would then be a robust review of the restrictions.

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

This item was not directly addressed at this time.

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

This item was not directly addressed at this time.

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

This item was not directly addressed at this time.

R13-SPA4 - Outbuilding Roof Replacement - The Garden School

There was discussion with the applicant regarding this application. There was a suggestion to work with the HDC on a review of the building. This included review of how projects can be invoiced (payment is made at the end of a project unless otherwise agreed to).

5. CPC Project Closeouts

a. Girdler House Generator – OOC-24

The Committee agreed that the project can be closed out (by sending the closeout report to CPA Coordinator Jean Delios, it's not necessary to bring this before the CPC again). This is a contractor issue and the applicant has otherwise fulfilled its commitments for the project.

Pearl: Motion to allow for a partial disbursement of \$72,812 to the Girdler House for the generator project with a report to follow and final invoices as well. Marino seconds. Motion carries (8-0).

b. Cabot Theater – R12-6

This item was not directly addressed at this time.

6. CPC Project MOU Extension Requests – Steno Note: Richter stepped out of the room after

a. Gruppe Mural - R7-8 (expires 4/1/26)

Edwards: Motion to extend the R7-8 MOU to October 1, 2026. Richter seconds. Motion carries (8-0).

b. Abbott Street ROW - R12-1 (expires 5/29/26) – Richter stepped out did not vote

Pearl: Motion to extend the Abbott Street ROW and Beverly Farms Fence MOUs for one year each, to May 29, 2027. Ershun seconds. Motion carries (7-0).

c. Beverly Farms Fence - R12-3 (plus R10) (expires 5/29/26)

This was previously addressed.

d. Holcroft Park Splashpad - R12-8 (expires 5/29/26)

Ershun: Motion to extend the Holcroft Park Splashpad and Gillis Park Pavilion MOUs to December 31, 2026. Buchsbaum seconds. Motion carries (8-0).

e. Gillis Park Pavilion - R12-9 (expires 5/29/26)

This was previously addressed.

7. Approval of CPC minutes

a. December 18, 2025

Jamieson: Motion to approve the meeting minutes of December 18, 2025, and January 22, 2026, as amended. Edwards seconds. Motion carries (8-0).

b. January 22, 2026

This was previously addressed.

c. February 19, 2026

Buchsbaum: Motion to approve the meeting minutes of February 19, 2026, as presented. Jamieson seconds. Motion carries (8-0).

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

None at this time.

9. Adjourn

Ershun: Motion to adjourn the meeting at 8:41pm. Marino seconds. Motion carries (8-0).

Next Meeting(s): April 16, 2026