

**CITY OF BEVERLY
PUBLIC MEETING MINUTES**

BOARD OR COMMISSION: City of Beverly Planning Board
DATE: April 7, 2026
LOCATION: Beverly City Hall, 191 Cabot Street, 3rd Floor Council Chambers
MEMBERS PRESENT: Chair Derek Beckwith; Ellen Flannery; Vice Chair George Gomes; Sarah Bartley; Judy Ashkenaz; Wayne Miller
STAFF PRESENT: Assistant Director of Planning, Kenneth Clawson
RECORDER: Kristan Patenaude

Call to Order

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

1. Subdivision Approval Not Required Plans

a. 39 and 41 Woodbury Street – Wrecking Crew LLC c/o Joe Cunningham

Clawson explained that the proposal is to remove the lot line between these two lots and combine them into one lot. The lots have the appropriate amount of frontage and square footage for this zoning district.

Flannery: Motion to endorse the Subdivision Approval Not Required Plan for 39 and 41 Woodbury Street, applicant Wrecking Crew LLC c/o Joe Cunningham. Gomes seconds. Motion carries unanimously (5-0).

Ashkenaz entered the meeting at 7:02pm.

2. Recess for Public Hearings – N/A

3. Reconvene Meeting – N/A

4. Set Public Hearings

a. Joint Public Hearing with City Council on Order #119 – Accessory Dwelling Unit Ordinance Update – May 4, 2026

The Board discussed the date for the Joint Public Hearing with the City Council, May 4, 2026, at 7:30pm.

Flannery: Motion to set the Joint Public Hearing with City Council on Order #119 – Accessory Dwelling Unit Ordinance Update for May 4, 2026, at 7:30pm. Gomes seconds. Motion carries unanimously (6-0).

**5. Endorse Definitive Subdivision Plan Without a Covenant – 85-87 Bridge Street –
Thomas J. Alexander, Alexander and Femino, 1 School Street, Beverly, MA 01915 o/b/o
Robert Noyes II & Stephanie Marie Noyes, 87 Bridge Street, Beverly, MA 01915**

Thomas J. Alexander, Alexander and Femino, explained that the Board previously approved this, and the appeal period has lapsed. The City Clerk has endorsed this lapsing. The request is to endorse the mylars.

Clawson explained that no covenant is required because this is only for a waiver of frontage.

Gomes: Motion to endorse the Definitive Subdivision Plan Without a Covenant for the project at 85-87 Bridge Street, applicant Thomas J. Alexander, Alexander and Femino, 1 School Street, Beverly, MA 01915 o/b/o Robert Noyes II & Stephanie Marie Noyes. Flannery seconds. Motion carries unanimously (6-0).

**6. Approval of Minutes (as available):
a. March 10, 2026**

Flannery: Motion to approve the March 10, 2026, meeting minutes, as amended. Miller seconds. Motion carries unanimously (6-0).

Miller reviewed a recent conference that he attended in Slovenia.

Flannery: Motion to change the Election of Officers vote to the May 19, 2026, meeting. Ashkenaz seconds. Motion carries unanimously (6-0).

7. Adjourn

Gomes: Motion to adjourn. Flannery seconds. Motion carries unanimously (6-0).

Meeting adjourns at 7:24 p.m.