

**CITY OF BEVERLY
PUBLIC MEETING MINUTES**

BOARD OR COMMISSION:	City of Beverly Parking and Traffic Commission
DATE:	April 14, 2026
LOCATION:	Beverly City Hall, Council Chambers 3 rd Floor
MEMBERS PRESENT:	Chair Richard Benevento, Vice Chair Darlene Wynne, David Dines, Michael Collins, Sgt. Dana Nicholson
MEMBERS ABSENT:	Jonathan Salt, Capt. Jacob Kreyling, Dayna Morton
OTHERS PRESENT:	Matthew St. Hilaire, Ward 6 City Councilor, Katrina Plummer, Victoria Renwick
RECORDER:	Kristan Patenaude

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

1. Public Comment Period

None at this time.

2. Recommendation to City Council: Order #26-059 – Request that the Parking & Traffic Commission review the decision to remove the crosswalk at the interior of Hale Street and Juniper Street in Beverly Farms – Matthew St. Hilaire, Ward 6 City Councilor.

Ward 6 City Councilor Matthew St. Hilaire explained that he previously worked with Commissioner Collins and the Mayor to repave Hale Street down to West Beach. There was a crosswalk for 30 years that served residents in this area as a connection point to the Hastings House, MBTA train station, Beverly Farms Business District, etc. It cut across Hale Street from Juniper Street and there is not another crosswalk close by. This is also a major thoroughfare through Beverly Farms and served as a safety net for many in the neighborhood. He has heard from residents that they miss this connection and feel that it is an important safety feature.

Benevento stated that crosswalks have to be ADA compliant. There also needs to be a logical beginning and end for a crosswalk. This one appears to run to an area of grass which would not be compliant. Per the Manual on Uniform Traffic Control Devices (MUTCD), crosswalks should not be used indiscriminately and should be part of an engineering study. It does not matter that there was previously a sidewalk in this area for 30 years. It does seem that residents believe a crosswalk is needed, but there needs to be consideration as to where it should appropriately be placed. There would also need to be consideration of funding for this, especially as the road was recently rebuilt.

Collins stated that ramps would have to be built on both sides in order to make the crosswalk ADA compliant.

Wynne noted that a petition was received to restore the crosswalk, dated February 17, 2026.

Wynne: Motion to recommend to the City Council that the Commission supports the installation of a crosswalk crossing Hale Street in the vicinity of Oak Street and Juniper Street, at a suitable location that is ADA compliant and has an appropriate sidewalk connection. Collins seconds. Motion carries by roll call (5-0).

3. Recommendation to City Council: Order #26-060 – Request that the Parking & Traffic Commission review the traffic signage posted on Common Lane and recommend appropriate strategies to improve public safety along the roadway – Matthew St. Hilaire, Ward 6 City Councilor.

Councilor St. Hilaire explained that Common Lane was paved for the first time in a quite a while last year. There has been ongoing discussion regarding the need for a sidewalk on Common Lane. Some residents have complained that this is a heavily used road for bicycling, walking, exercising, etc., and it is also a dangerous, narrow and windy road. He asked what could be done in this location to improve safety.

Benevento noted that the City has adopted 25 mph speed limits city-wide in thickly settled areas. Cities are allowed to post 25 mph speed signs with proper signage.

There was discussion regarding potential signage along the road. Benevento deferred to Commissioner Collins and the Department of Public Services (DPS) regarding what type of signage could be utilized. Nicholson stated that he would pull data to see if there is anything additional that could be considered.

Wynne: Motion to send a letter to the City Council that the Commission supports the City's long-term plans for an accessible and safe sidewalk along Common Lane and, in the meantime, to recommend that the City consider installing "Share the Road" signage as appropriate. Collins seconds. Motion carries by roll call (5-0).

4. Recommendation to Planning Board: Site Plan Review (SPR-26-6) and Special Permit (SP-26-2) Applications – New construction of 5 new townhouse style residential units having 10 parking spaces and requiring relief from Sections 300-59-D Special Permit for deviation of a portion of the requirements for off street parking and 300-64B(1) aisle width for 2 way traffic of 20 feet rather than 24 feet required – 46 Federal Street, Beverly, MA – 46 Federal Street LLC c/o Alexander & Femino.

Tom Alexander, Alexander & Femino, explained that the property is located in the Residential High Density (RHD) District and in the MBTA Communities Overlay District. He states that this lot, by-right, could accommodate eight units [*sic*]. However, given the parameters of the size and shape of the lot, eight units cannot fit, especially when there is a requirement for two parking spaces per unit. In order to accommodate this, relief is being sought for the aisle width to access the property. The Zoning Board of Appeals unanimously granted a variance allowing some setback relief in order to fit the buildings on the lot.

Wynne relayed comments from Cpt. Kreyling, expressing concern with the infiltration device for stormwater management being proposed under the driveway, meaning it cannot be driven on. This should be further reviewed.

Wynne noted that this is not a by-right project as designed, as it required a variance from the ZBA.

Benevento expressed concern regarding access to the site. He suggested the proposal may be too large for the small site. Alexander responded that this is in a high density district. Benevento stated that his interested is in making sure the access to the site is safe.

Dines stated that he believes the proposal may allow for better access to the site, though it is unclear if there will be space for public safety equipment to access the site. Not everyone who lives on this site will need two cars. He supports the proposal as long as it is done safely.

Nicholson stated that he believes the proposal is too many buildings for the area. Four units would be safer for public safety apparatuses to access the site.

Wynne: Motion that the Parking & Traffic Commission recommends that the Planning Board approve Site Plan Review application #170-26 (SPR-26-2) and approve Special Permit application #205-26 (SP-26-6) for the proposed development project at 46 Federal Street proposed by 46 Federal Street LLC with the following conditions:

1. That no parking shall be allowed in the driveway area outside of the 10 designated spaces and the property owner (if leasing) and/or condo association (if selling) shall include signage and restrict parking through rental agreement or covenants.
2. That snow removal be as shown on the plan and be required to be removed off site, should it be necessary, due to the site limitations described in the findings above. This also includes the owner or designee being responsible for removing all snow from the sidewalks, per the City's ordinance.
3. That the applicant, , shall verify with the Fire Department that fire safety apparatus can park and maneuver on the site prior to Planning Board approval. This condition includes verifying that fire apparatus can be on site without adversely affecting subsurface utilities.
4. That the applicant shall show the turning radius for entering and exiting the site with cars parked on Federal Street, including public safety vehicles sand delivery vehicles entering and exiting the site.

Nicholson seconds. Motion carries (5-0).

5. Approval of Minutes:

a. January 6, 2026

The Commission tabled review of the meeting minutes to the next meeting.

137 The Commission reviewed a letter from an 8th grader and discussed inviting him to a future
138 meeting.

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140 **6. Adjourn**

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142 Wynne: Motion to adjourn. Nicholson seconds. Motion carries (5-0).

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144 Meeting adjourns at 9:45 a.m.