

CITY of BEVERLY
Zoning Board of Appeals
April 22, 2026 at 7:00 pm

These minutes are not a verbatim transcript of the public hearing of the Board of Appeals. Reviews of these Minutes or outcome of the public hearing should include an examination of the Board's decision for that hearing.

Members Present: Will Cosmas, Chairperson, Michael Barone, Cory Farinella,
Laura Meisenhelter

Member Absent: Benjamin Roy

Others Present: Jim Butler, Building Commissioner
Leanna Harris, Administrative Assistant

Location: Council Chambers City Hall, 191 Cabot Street, Beverly

Will Cosmas began the meeting at **7:03pm** and introduced the Board members present.

NEW PUBLIC HEARINGS

John Claiborne

requests a **Variance** to build a two-bay garage addition off the side of their existing home encroaching into the side yard setback. The property is located at 60 Longmeadow Road in the R10 zoning district.

Robert Freni (Architect) addressed the Board on behalf of the applicant and stated that the applicant seeks to build a two-bay garage. Mr. Freni provided an overview of the existing carport that is 11' from the existing home and the related plans. The existing carport would be demolished and an existing shed on the property will be relocated. The proposed project location is in the northeast corner of the lot and the proposed extension would be on the east side of the property. According to Mr. Freni, the existing lot is nonconforming in the R10 district, containing 7,500 sq. ft., where it should be 10,000 sq. ft. and having 70' of frontage where 100' is required. Mr. Freni stated that the applicant has tried to keep the new garage width as minimal as possible to prevent coming too close to the lot line. According to Mr. Freni, the applicant wants to age in place and to be able to pull cars into the garage and go into the house. The existing curb cut would remain the same.

The existing carport is 6" below the roof line. Mr. Freni stated that the plan is to have the new garage be level with the existing roofline of the house, and the existing entrance will remain.

Mr. Freni stated the applicant has met with neighbors including the neighbor most affected on the right side and they have submitted a letter in favor of the application.

Albert Turner, 26 Mason St. stated that his mother is an abutter and he thinks the plan is great and it is a good idea.

MOTION: Mr. Barone moved to close the public hearing.

Mr. Cosmas seconded the Motion.

Votes in favor: 4-0 (Cosmas, Barone, Farinella, Meisenhelter)

Motion carries.

Mr. Farinella stated the request seems pretty straightforward and with the shape of the land there are not many options. Mr. Cosmas stated he appreciates that the applicant has made the garage narrower than comfort would require in order to request the minimum relief.

MOTION: Mr. Farinella moved to GRANT a **Variance** at 60 Longmeadow Road to build a two-bay garage addition off the side of their existing home encroaching into the side yard setback, due to the shape and size of the lot creating a hardship, subject to the plans submitted. Mr. Barone seconded the Motion.

Votes in favor: 4-0 (Cosmas, Barone, Farinella, Meisenhelter)

Motion carries.

Alexander & Femino o/b/o Joseph P. Coughlin, Trustee of Gateway II Trust of 1997

requests a **Variance** to allow approximately 9,000 sq.ft. of the existing building on site to be used by Boston Consignment for retail purposes (70% of the business is conducted online) together with 12,000 sq. ft. for associated storage and office use. The use will be conducted in a part of the 51,158 sq. ft. existing building. The property is located at 32 Dunham Road in the IR zoning district.

Thomas Alexander, Esq. (Alexander & Femino) addressed the Board on behalf of the applicant and stated that the applicant has owned this property since 2020. According to Atty. Alexander, the history of the building dates back 50 years as a newspaper facility used by the Salem News and before that the Beverly Times, and the building was designed and built for retail use by the Beverly Times.

According to Atty. Alexander, the building consists of one story and is located on 6 acres in the IR district (industrial restricted). Atty. Alexander stated that this particular zoning district does allow the uses that they are proposing, and dimensionally, this lot is considerably underutilized as far as what the maximum use could be. Atty. Alexander stated that this lot has 6 acres with 440' of frontage on Dunham Road and it abuts residential neighborhoods and compliments the neighborhood well.

According to Atty. Alexander, in July 2020 the Zoning Board approved a variance for a store called the Tile Source to operate at the property, so a retail use already exists on site, and in

August 2020, the Zoning Board also approved a variance for Trout Movers to operate at this site.

Atty. Alexander stated the proposed use is for Boston Consignment where 70% of its business is conducted online. It will not generate much traffic; it is a minimal use of the property.

No one spoke in favor or against.

MOTION: Ms. Meisenhelter moved to close the public hearing.

Mr. Farinella seconded the Motion.

Votes in favor: 4-0 (Cosmas, Barone, Farinella, Meisenhelter)

Motion carries.

Mr. Cosmas cited the claim that 70% of Boston Consignment's business is conducted online and asked what that means for traffic volume for the 30% of its business. Stacy Lai (Boston Consignment) stated they are open 10-3pm. According to Ms. Lai, there is usually one person walking in to represent a few homes and then there are browsers walking through. Ms. Lai estimates maybe 10 people each day. Mr. Cosmas asked if there are people coming in to consign and Ms. Lai stated that part of the business is all appointment based; no one comes in unannounced.

Mr. Barone asked if Boston Consignment is generally open to the public and Ms. Lai replied that it is from 10-3pm.

Mr. Cosmas stated he likes to see the building put to good use and that, in his opinion, the applicant seeks a minor use variance. Mr. Barone stated he agrees, and he doesn't anticipate the proposed use to result in high traffic volume.

MOTION: Mr. Barone moved to GRANT a **Variance** at 32 Dunham Road to allow approximately 9,000 sq. ft. of the existing building on site to be used by Boston Consignment for retail purposes (70% of the business is conducted online) together with 12,000 sq. ft. for associated storage and office use. The use will be conducted in a part of the 51,158 sq. ft. existing building due to the special circumstances of the building that was developed and previously used for retail purposes, subject to the plans submitted.

Votes in favor: 4-0 (Cosmas, Barone, Farinella, Meisenhelter)

Motion carries.

CONTINUED PUBLIC HEARINGS

Albert Turner

requests a **Variance** to construct a new detached single-car garage with an Accessory Dwelling Unit (ADU) above, in accordance with Sections 300-36 D(6), D(8) of the Beverly Zoning Ordinance. The property is located at 26 Mason Street in the RMD zoning district.

Bill Nolan (Savoie Nolan Architects) provided revised plans for the applicant and stated that the

applicant now would like to construct a garage with storage above without the prior ADU component contained in his initial application. According to Mr. Nolan, the applicant works on a classic car and would like to store it in the proposed garage. Access to the storage area would be through a pull down only. There would be no windows other than on the front of the garage addition.

Mr. Nolan stated that the applicant seeks to match the width of the garage in his new plans; however the depth is insufficient, so they plan is to pull the garage forward in order to make it more useable. The existing deck and rear door on the existing home needs to be removed to give them the space to bring it forward.

Mr. Nolan reviewed the revised plans with the Board. The revised plans maintain a minimum of 4' to get around the garage, and all windows have been removed from the sides and rear of the second story, which will be a simple gambrel structure for storage space with 2 windows on the front for natural light and street presence.

Mr. Nolan provided signatures from 8 abutters who have signed in favor of the revised proposal, including the rear that expressed the most concerns about the previous plans at the Board's previous meeting.

No one spoke in favor or against.

Mr. Butler stated he did not realize that the applicant's revised plans included removing the ADU piece, which means the proposed construction also would need Variance relief from the accessory building section in the Zoning Ordinance. Mr. Butler asked what the proposed structure's height is and Mr. Nolan replied that, per the plans, it is 20.5'. According to Mr. Butler, that would require variances from Sections 300-27 E(2), E(3), E(4) of the Beverly Zoning Ordinance. Mr. Butler confirmed that the applicant would need to file a new application for that relief, which was not contained in the initial application under consideration.

Mr. Nolan requested that the applicant be permitted to withdraw the pending application without prejudice.

MOTION: Mr. Barone moved to allow the applicant to withdraw the application at 26 Mason Street, without prejudice. Ms. Meisenhelter seconded the Motion.

Votes in favor: 4-0 (Cosmas, Barone, Farinella, Meisenhelter)

Motion carries.

Jason Irving/21 Bridge Street LLC

request a **Variance** to subdivide the lot, retain the existing single-family home and subdivide the existing lot to create a new second lot for the construction of an additional single-family home. The addition of another single-family home to the lot would be consistent with the general character and other lot sizes in the neighborhood. The property is located at 21 Bridge Street in the R10 zoning district.

Prior to the meeting, the applicant submitted a written request to withdraw the application, without prejudice.

MOTION: Mr. Farinella moved to accept the written request to withdraw the application at 21 Bridge Street, without prejudice. Ms. Meisenhelter seconded the Motion.

Votes in favor: 4-0 (Cosmas, Barone, Farinella, Meisenhelter)

Motion carries.

Cellco Partnership d/b/a Verizon Wireless and the Towers, LLC

requests a **Special Permit** under §§300-42 (C)(1)(p) and 300-91 height and setback **Variances** from §300-25A to permit a wireless communications facility with a monopole 124 feet in height (including 4' lightning rod) and setback from the property line of approximately 52'. The property is located at 12 Tozer Road in the IR zoning district, Map 68, Parcel 25B.

Prior to the meeting, the applicant submitted a written request to continue the application to the May 27, 2026 meeting of the Zoning Board.

MOTION: Mr. Cosmas moved to accept the written request to continue the application at 12 Tozer Road to the May 27, 2026 meeting, subject to signing the Waiver and Agreement. Mr. Barone seconded the Motion.

Votes in favor: 4-0 (Cosmas, Barone, Farinella, Meisenhelter)

Motion carries.

OTHER BUSINESS

A. Approval of March 25, 2026 Meeting Minutes (Cosmas)

MOTION: Ms. Meisenhelter moved to approve the March 25, 2026 meeting minutes as written and presented. Mr. Farinella seconded the Motion.

Votes in favor: 4-0 (Cosmas, Barone, Farinella, Meisenhelter)

Motion carries.

MOTION: Ms. Meisenhelter moved to adjourn the meeting at **8:06p.m.**

Mr. Barone seconded the Motion.

Votes in favor: 4-0 (Cosmas, Barone, Farinella, Meisenhelter)

Motion carries.

Leanna Harris, Administrative Assistant
Board of Appeals of the Zoning Ordinance