

**CITY OF BEVERLY
PUBLIC MEETING MINUTES**

BOARD OR COMMISSION: City of Beverly Community Preservation Committee
DATE: May 21, 2026
LOCATION: Beverly City Hall, Council Chambers, 3rd Floor, 191 Cabot Street
MEMBERS PRESENT: Chair Derek Beckwith, Vice Chair Wendy Pearl, Jamie Jamieson, David Ershun, Nancy Marino, Robert Buchsbaum, Heather Richter, Christy Edwards
STAFF PRESENT: Jean Delios, Community Preservation Act Coordinator
RECORDER: Kristan Patenaude

1. Call to Order

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

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 CPA Funding Round 13 – Updates if Any

Beckwith stated that the City Council voted unanimously to approve the Committee's recommendations. He reviewed the content of his presentation to the Council.

4. Independence Park OOC_2024 – Discuss City Solicitor's Opinion on next steps

Regarding Independence Park, Beckwith explained that the Committee made a request to the City Solicitor's Office, to which they sent back a memo detailing various considerations. The Committee has requirements for milestones and invoices. A Committee member could review the invoices and supporting documentation to discuss it further with the Committee in terms of the MOU. If a project plans to undergo a significant change from what was foreseen at the time of application, the applicant could submit a formal memo to become part of the record. It would be a good idea to have a member of the Committee involved in the audits for review of the documents for the disbursement requests compared to the MOU.

Pearl stated that if part of the funding is for a community process, it needs to be meaningful, and the applicant needs to be held accountable for it. The Committee paid for public input, and this was received, but the Committee was never informed about any changes to come from that input. Any appreciable changes should be submitted clearly to the Committee.

Delios explained that it is written into the MOU that the Committee could go back if there is an issue found with the funding.

There was agreement that the audit would be taken up at the next meeting.

5. Election of Officers

Jamieson moved to nominate Wendy Pearl as Chair of the Beverly Community Preservation Committee.

There were no other nominations.

Marino: Motion to close nominations for Chair of the CPC. Ershun seconds. Motion carries (8-0).

Motion carries to nominate Wendy Pearl as Chair of the CPC (8-0).

Beckwith moved to nominate David Ershun as Vice Chair of the Beverly Community Preservation Committee.

There were no other nominations.

Buchsbaum: Motion to close nominations for Vice Chair of the CPC. Jamieson seconds. Motion carries (8-0).

Motion carries to nominate David Ershun as Vice Chair of the CPC (8-0).

6. CPC Project MOU Extension Requests – if any

o

None at this time.

7. CPC Project Closeouts

a. YMCA Shoe Shop

Delios explained that the project has been completed, a site visit was made, the HDC signed off on it, and a closeout report was submitted (included in the meeting packet). She believes the project sign is okay as shown on the photos.

b. Cabot Theater

Delios explained that there will be an HDC site visit scheduled for Tuesday, May 26th at 5:00 PM. and that the CPC is invited to attend. The project has been completed, HDC signed off on it, and a closeout report was submitted (included in the meeting packet). There was originally going to be a storm window on the exterior, but the HDC was lukewarm on that idea and with the contractor it was decided that this was not needed. The CPA project budget (modified)

included the site construction at \$12,000, masonry at \$3,000, the contractor doing the restoration work at \$34,625, painting at \$3,500, and lighting and electrical at \$1,800.

c. Girdler House Generator

Beckwith explained that the Girdler House pulled together their electrician and plumber and met with a representative from National Grid regarding the generator to be powered with natural gas. The representative from National Grid reviewed the schematic plan, spoke with the plumbers, and reviewed the site, and gave the project the green light. During the connection of the fuel to the generator, a National Grid field representative reviewed the site and stated that it could not be done without a larger pipe coming in on a larger gas line. The electrician and plumber disagreed. National Grid does not have a high pressure system running through that area and so stated that a booster line would need to be installed. The original pipe would cost approximately \$20,000 and the booster would cost approximately \$37,500 additionally. Including all of the construction work needed, the project would likely total in the \$70,000-\$90,000 range. The Girdler House does not have that much funding. The Building Inspector suggested that something could be done in terms of the configuration of the unit and this is being discussed by the Girdler House internally. The Committee could make a formal recommendation to the Mayor's Office on this item asking them to reach out to National Grid to make this a priority. The Committee could also ask a representative from National Grid to attend a future meeting to discuss this further.

Pearl expressed concern with the Committee intervening for the applicant by speaking to a utility on their behalf. There was discussion that the Committee need to make sure the funds allocated were well spent.

Delios explained that there seems to be some nuance regarding the capacity of the current line. The original judgement call was that this would be okay, but a later call at the end of the project went against this.

8. Approval of minutes

a. April 16, 2026

Ershun: Motion to approve the meeting minutes of April 16, 2026, as amended. Jamieson seconds. Motion carries (8-0).

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

The Committee thanked Beckwith for his years of service.

10. Adjourn

Marino: Motion to adjourn the meeting at 8:26pm. Edwards seconds. Motion carries (8-0).

Next Meeting(s): June 18, 2026