

**CITY OF BEVERLY
PUBLIC MEETING MINUTES**

BOARD OR COMMISSION: City of Beverly Planning Board
DATE: July 21, 2026
LOCATION: Beverly City Hall, 191 Cabot Street, 3rd Floor Council Chambers
MEMBERS PRESENT: Chair George Gomes; Judy Ashkenaz; Sarah Bartley; Ellen Flannery; Grace Lee; Wayne Miller; Michael Vigorito
STAFF PRESENT: Assistant Director of Planning, Kenneth Clawson
Community Preservation Act Coordinator, Jean Delios
RECORDER: Kenneth Clawson

Call to Order

Chair Gomes called the meeting to order at 7:00 p.m. and introduced the two new Planning Board members Michael Vigorito and Grace Lee. Vigorito and Lee both gave a short introduction and background.

- 1. Subdivision Approval Not Required Plans** – None at this time.
- 2. Recess for Public Hearings** - None at this time.
- 3. Reconvene Meeting** – Board did not need to reconvene as there were no Public Hearings.
- 4. Election of 2026 Planning Board Vice-Chairperson**

No Board members were nominated for Vice-Chair.

5. Designation of a Planning Board representative to the Community Preservation Committee

Jean Delios, Community Preservation Act Coordinator for the City of Beverly made a presentation to the Board describing the work that is done by the Community Preservation Committee and what is expected of a Planning Board representative to the Community Preservation Committee.

Delios confirmed with Clawson and Gomes that the appointment of a Planning Board representative to the Community Preservation Committee would be for a three-year term. Former Chair Derek Beckwith's term expires on July 31, 2026.

Delios explained to the Board that she was hoping to have a representative appointed tonight as the public hearings for the next Community Preservation Act grant cycle open in September of 2026. Delios was concerned that the Community Preservation Committee might have quorum

issues if a Planning Board representative is not appointed.

Miller asked Delios about any interesting projects that were funded by the Community Preservation Committee. Delios explained that the Community Preservation Committee funded a sprinkler system for the Garden City Towers. Delios also described work to be done at Central Cemetery and various parks throughout the City.

Ashkenaz stated that she was interested in being the Planning Board representative, but her husband is already a member of the Community Preservation Committee, and she has concerns that she may not be legally allowed to be the Planning Board representative.

Clawson explained that there is one more Planning Board meeting before the September 2026 meeting, and that a Planning Board representative does not have to go through the process of being approved by the City Council.

Flannery: Motion to table the vote for a Planning Board representative to the Community Preservation Committee to the August 18, 2026, meeting. Miller seconds. Motion carries unanimously (7-0).

6. Authorization of Planning Board signatory

Clawson explained that a vote of the Planning Board is required to authorize George Gomes as the Chair of the Planning Board to sign plans and documents that would require signatures of the full Planning Board on its behalf.

Flannery: Motion to authorize George Gomes as Chair of the Beverly Planning Board as the Planning Board signatory. Lee seconds. Motion carries (6-0-1, Gomes abstained).

7. Approval of Minutes (as available): a. April 28, 2026

Flannery: Motion to approve the May 26, 2026, meeting minutes, as amended. Ashkenaz seconds. Motion carries (6-0-1, Vigorito abstained).

Miller discussed with the Board the ongoing project at 103 Cabot Street and the concerns of a direct abutter in regards to the slope that was approved as a part of a Minor Modification to the Site Plan Review.

8. Adjourn

Flannery: Motion to adjourn. Miller seconds. Motion carries unanimously (7-0).

Meeting adjourns at 7:25 p.m.