

**CITY OF BEVERLY
PUBLIC MEETING MINUTES**

BOARD OR COMMISSION: City of Beverly Planning Board
DATE: August 18, 2026
LOCATION: City of Beverly Police Department Community Room, 175
Elliott Street
MEMBERS PRESENT: Ellen Flannery; Grace Lee; Sarah Bartley; Michael
Vigorito
MEMBERS ABSENT: Chair George Gomes; Judy Ashkenaz; Wayne Miller
STAFF PRESENT: Assistant Director of Planning, Kenneth Clawson
RECORDER: Kristan Patenaude

Call to Order

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

1. Subdivision Approval Not Required Plans – None at this time.

2. Recess for Public Hearings – N/A

3. Reconvene Meeting – N/A

4. Set Public Hearings

**a. Special Permit #206-26 – 4 Linden Ave – Bruce D. & April K. MacPhail c/o
Alexander & Femino, One School Street, Beverly, MA 01915**

- i.** Applicant requests a Special Permit for from deviations Article X Parking and Loading Requirements of the City of Beverly Zoning Ordinance. Specifically, from Section 300-59E requesting a reduction in the required number of off-street parking spaces from four (4) to three (3), Section 300-63D.(1) allowing motor vehicle parking within five feet of any side or rear lot line, and Section 300-64B.(5) allowing two drives from a street to a single lot to be within 30 feet of each other.

Bartley: Motion to set a Public Hearing for Special Permit #206-26 for September 15, 2026. Vigorito seconds. Motion carries unanimously (4-0).

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

Bartley: Motion to nominate Michael Vigorito as Planning Board representative to the Community Preservation Committee. Lee seconds. Motion carries unanimously (3-0-1, Vigorito abstained).

6. Approval of Minutes (as available):

a. July 21, 2026

This item was tabled to the next meeting.

7. Adjourn

Vigorito: Motion to adjourn. Bartley seconds. Motion carries unanimously (4-0).

Meeting adjourns at 7:05 p.m.