

REGULAR MEETING OF THE PEABODY CITY COUNCIL
APRIL 24, 2025

PRESENT COUNCILLORS: PEACH, GOULD, GAMACHE, HIGGINS, MANNING-MARTIN, WELTON, MCGINN, MELVILLE, AND DAIGLE

ABSENT COUNCILLORS: TURCO AND ROSSIGNOLL

An in-person and remotely held meeting of the Peabody City Council opened with a moment of silent prayer after being called to order by City Council President Julie K. Daigle.

Salute to the American Flag.

COUNCILLOR DAIGLE – OPEN MEETING LAW STATEMENT: THIS MEETING IS BEING TELEVISED LIVE ON CABLE CHANNEL 9 AND BEING TAPED BY PEABODY ACCESS TV, AND ALSO BEING RECORDED BY OUR CITY COUNCIL STENOGRAPHER.

P191-25 COUNCILLOR GOULD – MOVE TO receive and approve the minutes from the Regular Meeting of April 10, 2025.
(Unanimous)

P192-25 COUNCILLOR GAMACHE – MOVE TO receive, under suspension of the rules, Item 7-E communication from His Honor the Mayor regarding Appointment under date of April 16, 2025.
(Unanimous)

(MAYOR BETTENCOURT AND MS. BUKIA CHALVIRE APPEARED TO SPEAK REGARDING ITEM 7-E)

P193-25 COUNCILLOR PEACH – MOVE TO approve, under suspension of the rules, the appointment of Bukia Chalvire, 18 Hilltop Drive, Peabody, MA, as a member of the Board of Registrars for a one-year term to expire 04/01/2026.
(Carried 9-0; Councillor Turco and Councillor Rossignoll absent)

HEARINGS

P194-25 COUNCILLOR WELTON – MOVE TO receive, under suspension of the rules, the following communications:

Late 1 Councillor Jon Turco re: 143 Lynnfield Street Rezoning

Late 3 Andrew Levin, Senior Planner, re: Proposal to Amend "General Business (BN) Zoning
(Unanimous)

P195-25 COUNCILLOR WELTON – MOVE TO receive and approve, under suspension of the rules, late communication Item 2 from Atty. John R. Keilty on behalf of 143 Lynnfield Street Holdings, LLC, regarding 143 Lynnfield Street Amendment to Zoning Ordinance; Request to continue.
(Unanimous)

REPORTS OF COMMITTEE

Municipal Safety Committee
April 24, 2025

P196-25 COUNCILLOR MANNING-MARTIN – Reporting for the Municipal Safety Committee – The Municipal Safety Committee met this evening. In attendance, with myself as chair, were Councillor Gamache, Councillor Higgins, Councillor Peach, and sitting in for Councillor Rossignoll was Councillor McGinn. Also in attendance this evening were Fire Chief Jay Dowling; Police Chief Thomas Griffin; Thomas St. Pierre, the Building Commissioner; Sharon Cameron, the Director of Health and Human Services; Chris Wodarski, the Code Enforcement Officer; and also Mayor Bettencourt joined us and had several remarks as well. The item on the agenda was the migrant shelters at Holiday Inn, One Newbury Street; Extended Stay America, 200 Jubilee Drive; and Spring Hill Suites at 43 Newbury Street. Each of the department heads put together some data and shared it with the committee upon request of any

interactions or reports or calls that they had within their departments to those areas involving the migrant shelters. The Health Department reported that there were some issues there, that they worked with the Holiday Inn, specifically, to make repairs and address some ordinance failures; and they were pretty good with their compliance. There were no penalties issued, no fines. She reported that there are 253 people as of, I believe it was, this week at the Holiday Inn, which is scheduled to close on December 31, 2025. We did receive new families, I believe from Danvers, but she couldn't tell us whether they were removed from other migrant shelters. She didn't have that information. The theme of the evening was that a lot of department heads, including the Mayor, did not have information. They haven't been privy to the information because the State has not been really forthcoming in sharing information with the City officials that have to handle this state mandate. The Fire Chief, Jay Dowling, shared that there's been two and a half times to five times the calls to these areas: Two and a half times at Spring Hill; two and a half times at Extended Stay; and five times the amount of calls at the Holiday Inn. What we did hear, which I think was a relief to the council -- and I'm sure it would be a relief to residents to hear -- that that child that was reported burned at the Holiday Inn was due to hot soup. It was due to take-out food; it wasn't due to cooking as many of us had assumed. The Fire Chief assured us there was no cooking going on, so that was a relief to hear. But he, as well, has had no communication with the State as to the beginning or end of this state mandate. The Building Commissioner really explained that he had no contact, really, with the State Building Commissioner; and they get jurisdiction on this when the hotel took over the status of being a migrant shelter and no longer a hotel. So it was under the State Building Commissioner's purview. But what he did say was that the department heads, including myself, do plan to require new occupancy permits for all three hotels that have been used for migrant shelters. In order for them switch back over to hotel status, they're going to have to get new occupancy permits. The Police Chief also had no contact with the State and reported that he has had a substantial increase in the amount of calls. He looked at pre-Covid numbers from 2019 and compared them to 2023 and 2024, and he had three times the amount of calls and three to four times the amount of arrests. The Mayor also had some remarks that, you know, he recognizes the strain on the City. He shared that there was little communication from the State in part of planning, the beginning or the exit plan, or any closing plans. He said that he does get occasional Executive Office of Livable Cities emails from time to time noting time frames of some actions, but it really isn't including the City or the Mayor or any department heads on the day-to-day operations. A lot of accolades were given to the School Department: the teachers, the paras, the custodians -- all the staff -- in the amount of extra work required of them given the state mandate with the increase in students in Peabody Public schools, so they certainly did an outstanding job. The building itself, especially the Holiday Inn, has had a lot of wear and tear as it's evident that these are hotels. They're intended for short-term stay, not long-term residential. It was an old building with a lot of wear and tear and it's going to need a lot of renovations. The Mayor has assured us that there will be communication with the State in the cost of those repairs. Should the State put any of that responsibility on the Peabody taxpayers, that certainly will amount to pushback and heavy discussion. So that was a great meeting, and the purpose of the meeting was to share with residents what information we do have, what little we had, and moving forward to keep residents apprised of the situation as the State plans to stop using the migrant shelters, which Holiday Inn is the only one still in use in Peabody. The other two are no longer in use as the State plans to stop using that Holiday Inn by December 31, 2025. We hope to receive information. We hope communication improves with the State, and whatever information that we do get we plan to keep residents apprised and bring them along so that they're not in the dark moving forward. No motions came from the meeting, so that is a report of progress. But I do plan to follow up in the near future with any other information we may receive from any of those department heads or the Mayor. (Report received)

Finance Committee

April 10, 2025

P197-25 COUNCILLOR MCGINN – Reporting for the Finance Committee – The Finance Committee met earlier this evening. Present for the committee were Councillors: Gamache, Gould, Manning-Martin, and sitting in for Councillor Turco was Councillor Higgins. I was there as chair; also present were Councillors: Peach and Daigle. We had three items on the agenda. The first item was to amend Section 18-21 entitled Rates of Compensation for Full-Time Positions Not Subject to Collective Bargaining (Public Works Foreman Motor Equipment). This was brought to us by His Honor the Mayor. It was explained that this is a position filled currently by an individual named John Keene and that it is simply moving what

had been an agreement to pay him a stipend and taking that stipend and rolling that into the base salary. This is specific to this particular individual, so it is effectively a wash in terms of budget impact. The following motion was made. (Report received)

P198-25 COUNCILLOR MCGINN – Reporting for the Finance Committee – MOVE THAT AN ORDINANCE AMENDING SECTION 18-21 ENTITLED "RATES OF COMPENSATION FOR FULL-TIME POSITIONS NOT SUBJECT TO COLLECTIVE BARGAINING" AS FOLLOWS BE ADVERTISED AS READ:

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF PEABODY AS FOLLOWS:

SECTION ONE: The ordinance establishing a Compensation and Classification Plan is hereby amended as follows:

The Code of the City of Peabody as adopted on January 23, 1969, and amended is hereby further amended by deleting from 18-21 the ordinance establishing a compensation and classification plan for:

	Effective 7/1/2025
Public Works Foreman Motor Equipment	\$83,187.00

And Replacing with

	Effective May 1, 2025
Public Works Foreman Motor Equipment (Carried 9-0; Councillor Turco and Councillor Rossignoll absent)	\$97,750.00

P199-25 COUNCILLOR MCGINN – Reporting for the Finance Committee – The next item on the agenda was Transfer of Funds – Snow Removal Services in an amount of \$1,065,000 and Sand & Road Salt in an amount of \$485,000. This was brought to us by the Director of Finance, Mr. Gingras. He reminded us that he typically brings this request to us this time of year to essentially pay the bill for snow and ice removal. In the previous winter, he noted that due to the heavier snowfall this year, there had been an increase from the prior year, from a comparison standpoint. The following motion was made. (Report received)

P200-25 COUNCILLOR MCGINN – Reporting for the Finance Committee – MOVE TO approve, under suspension of the rules, the following transfer, as submitted by His Honor the Mayor, under date of April 2, 2025:

<u>FROM:</u>	<u>TO:</u>
Unreserved Fund Balance (Free Cash) 100-00000-35901	Snow Removal Services 100-04210-53136
\$1,550,000.00	\$1,065,000.00
	Sand & Road Salt 100-02100-54812
	<u>\$485,000.00</u> \$1,550,000.00

(Carried 9-0; Councillor Turco and Councillor Rossignoll absent)

P201-25 COUNCILLOR MCGINN – Reporting for the Finance Committee – The last item on the agenda was a Transfer of Funds – Cemetery Capital Improvement in an amount of \$132,744. This was brought to us by the Director of Finance, Mr. Gingras. And, again, he reminded us that this is typically brought to us this time of year, when money is needed at the cemetery for mowers and various repairs of cemetery maintenance equipment and so forth. The following motion was made. (Report received)

P202-25 COUNCILLOR MCGINN – Reporting for the Finance Committee – MOVE TO approve, under suspension of the rules, the following transfer, as submitted by His Honor the Mayor, under date of April 4, 2025:

FROM:

TO:

Cemetery Sale of Lots & Graves
270-33006 \$80,000.00

Cemetery - Capital Improvement
300-04910-58608 \$132,744.00

Cemetery- Perpetual Care
500-0000-32303 \$52,744.00
(Carried 9-0; Councillor Turco and Councillor Rossignoll absent)

MOTIONS, ORDERS AND RESOLUTIONS

P203-25 COUNCILLOR PEACH – MOVE TO receive, under suspension of the rules, Item 8-F communication from Curt T. Bellavance, Dir., Community Development Department, regarding Proposed Zoning Amendment for Section 8, Floodplain Overlay District and Wetlands Conservancy District and refer to the Industrial & Community Development Committee.
(Unanimous)

P204-25 COUNCILLOR PEACH – MOVE TO receive, under suspension of the rules, Item 8-B communication from Bria Tiro, 1 Sylvan Street, regarding Special Permit application and set up a public hearing.
(Unanimous)

P205-25 COUNCILLOR PEACH – MOVE TO receive, under suspension of the rules, Item 8-D communication from Edward Troncoso, 7A Webster Street, regarding Special Permit application and set up a public hearing.
(Unanimous)

P206-25 COUNCILLOR PEACH – MOVE TO receive, under suspension of the rules, Item 8-G communication from Delarosa Construction & Design Corp., 50A Tremont Street, regarding Special Permit application and set up a public hearing.
(Unanimous)

P207-25 COUNCILLOR PEACH – MOVE TO receive, under suspension of the rules, Item 8-H communication from 10 Munroe Realty, LLC, 10-12 Munroe Street, regarding Special Permit application and set up a public hearing.
(Unanimous)

P208-25 COUNCILLOR GAMACHE – MOVE TO receive and approve, under suspension of the rules, the following Item 9-A Junk Dealers License (Renewal for 2025), subject to all papers being in order:

Charland Appliance Center, 15 Spring Street
The Mod Haus, 58 Pulaski Street, Bldg. C

(Unanimous)

{10-B Page Street}

P209-25 COUNCILLOR GAMACHE – BE IT ORDERED by the City Council of the City of Peabody An Ordinance Amending Section 19-126 entitled "Obedience to Isolated Stop Signs" of the Code of the City of Peabody be adopted as advertised.

(Carried 9-0; Councillor Turco and Councillor Rossignoll absent)

P210-25 COUNCILLOR HIGGINS – MOVE TO receive, under suspension of the rules, Item 8-l communication from Sharon Cameron, Dir., Health and Human Services, regarding Holcim Quarry 2024 Annual Report (f/k/a Aggregate Industries) and refer to the Ad Hoc Committee on Aggregate Industries. (Unanimous)

{10-A}

P211-25 COUNCILLOR GOULD – BE IT ORDERED by the City Council of the City of Peabody to appropriate the amount of Eight Million Dollars (\$8,000,000) for the purpose of paying costs of a feasibility study to determine the need and costs for potential replacement and renovation of or an addition to an obsolete building, Peabody Veterans Memorial High School, located at 485 Lowell Street, Peabody, Massachusetts, including the payment of all costs incidental or related thereto, and for which the City of Peabody may be eligible for a grant from the Massachusetts School Building Authority (“MSBA”), said amount to be expended under the direction of City of Peabody-Peabody Veterans Memorial High School Building Committee. To meet this appropriation, the Treasurer, with the approval of the Mayor, is authorized to borrow said amount under and pursuant to M.G.L. Chapter 44, or pursuant to any other enabling authority; that the Treasurer, Mayor and any other City official is authorized to take actions necessary or convenient to carry out the purpose of this order.

The City of Peabody acknowledges that the MSBA’s grant program is a non-entitlement, discretionary program based on need, as determined by the MSBA, and any costs the City of Peabody incurs in excess of any grant approved by and received from the MSBA shall be the sole responsibility of the City of Peabody and that the amount of borrowing authorized pursuant to this vote shall be reduced by any grant amount set forth in the Feasibility Study Agreement that may be executed between the City of Peabody and the MSBA; and that this vote be adopted as advertised and read.

It is Further Ordered: That the Treasurer is authorized to file an application with the appropriate officials of The Commonwealth of Massachusetts (The “Commonwealth”) to qualify under Chapter 44A of the General Laws any and all bonds of the City authorized to be borrowed pursuant to this loan order, and to provide such information and execute such documents as such officials of the Commonwealth may require in connection therewith.

(Carried 9-0; Councillor Turco and Councillor Rossignoll absent)

P212-25 COUNCILLOR MCGINN – MOVE TO receive, under suspension of the rules, Item 7-A communication from His Honor the Mayor regarding Transfer of Funds – Senior Affordable Housing \$958,000 and refer to the Finance Committee. (Unanimous)

P213-25 COUNCILLOR MCGINN – MOVE TO receive, under suspension of the rules, Item 7-B communication from His Honor the Mayor regarding Transfer of Funds – CPA Ross Park Playground Upgrades \$250,000 and refer to the Finance Committee. (Unanimous)

P214-25 COUNCILLOR MCGINN – MOVE TO receive, under suspension of the rules, Item 7-C communication from His Honor the Mayor regarding Transfer of Funds - CPA Open Space \$200,000 and refer to the Finance Committee. (Unanimous)

P215-25 COUNCILLOR MCGINN – MOVE TO receive, under suspension of the rules, Item 7-D communication from His Honor the Mayor regarding Ride Share Transportation Enhancement Trust \$75,848.53 and refer to the Finance Committee. (Unanimous)

P216-25 COUNCILLOR MCGINN – MOVE TO receive, under suspension of the rules, Item 8-A communication from Curt T. Bellavance, Dir., Community Development Department, regarding City-owned property identified as 0 Calumet Street; Property ID: 104-131 and refer to the Legal Affairs Committee. (Unanimous)

{10-C Winter Street}

P217-25 COUNCILLOR MCGINN – BE IT ORDERED by the City Council of the City of Peabody An Ordinance Amending Section 19-141 entitled "One-way streets enumerated" of the Code of the City of Peabody be adopted as advertised.

(Carried 9-0; Councillor Turco and Councillor Rossignoll absent)

{10-D Winter Street}

P218-25 COUNCILLOR MCGINN – BE IT ORDERED by the City Council of the City of Peabody An Ordinance Amending Section 19-94 entitled "Parking prohibited on certain streets" of the Code of the City of Peabody be adopted as advertised.

(Carried 9-0; Councillor Turco and Councillor Rossignoll absent)

P219-25 COUNCILLOR MELVILLE – MOVE TO receive, under suspension of the rules, Item 8-C communication from LCDR Robert M. Dunne, USN (ret), Peabody Veterans' Council, 20 Stevens Street, regarding Memorial Day 2025.

(Unanimous)

P220-25 COUNCILLOR MELVILLE – MOVE TO request that the Park, Recreation & Forestry Department evaluate and, if they deem necessary, remove a tree at 22 Greenwood Road.

(Unanimous)

P221-25 COUNCILLOR MELVILLE – MOVE TO receive, under suspension of the rules, Item 8-E communication from Allyson M. Danforth, City Clerk, regarding 2025 Assignment of Police Officers at Polling Locations.

(Unanimous)

P222-25 COUNCILLOR MELVILLE – MOVE TO request that Police Chief Thomas Griffin assign a minimum of one police officer to each polling precinct for the Municipal Primary to be held on Tuesday September 2, 2025; the Municipal Election to be held on Tuesday, November 4, 2025; and any Early Voting dates in 2025.

(Unanimous)

P223-25 COUNCILLOR DAIGLE – MOVE TO request that the Building Commissioner confirm the proper ward is referenced when receiving or approving Special Permit applications.

(Unanimous)

COMMUNICATIONS FROM HIS HONOR THE MAYOR

Previously received.

COMMUNICATIONS FROM CITY OFFICERS AND OTHERS

Previously received.

PRESENTATION OF PETITIONS, MEMORIALS AND REMONSTRANCES

Previously received.

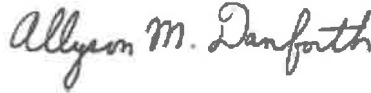
UNFINISHED BUSINESS FROM THE PRECEDING MATTER

None.

MOVED: MOVE TO adjourn. Regular meeting of the Peabody City Council adjourned at 8:15 p.m.

SUBMITTED TO HIS HONOR THE MAYOR, APRIL 29, 2025

RETURNED BY HIS HONOR THE MAYOR, APRIL 29, 2025



ATTEST: _____
(Allyson M. Danforth, City Clerk)

COMMUNICATIONS:

- His Honor the Mayor re: Transfer of Funds – Senior Affordable Housing \$958,000
- His Honor the Mayor re: Transfer of Funds – CPA Ross Park Playground Upgrades \$250,000
- His Honor the Mayor re: Transfer of Funds – CPA Open Space \$200,000
- His Honor the Mayor re: Ride Share Transportation Enhancement Trust \$75,848.53
- His Honor the Mayor re: Appointment under date of April 16, 2025
- Curt T. Bellavance, Dir., Community Development Department, re: City-owned property identified as 0 Calumet Street; Property ID: 104-131
- Bria Tiro, 1 Sylvan Street, re: Special Permit application
- LCDR Robert M. Dunne, USN (ret), Peabody Veterans' Council, 20 Stevens Street, re: Memorial Day 2025
- Edward Troncoso, 7A Webster Street, re: Special Permit application
- Allyson M. Danforth, City Clerk, re: 2025 Assignment of Police Officers at Polling Locations
- Curt T. Bellavance, Dir., Community Development Department, re: Proposed Zoning Amendment for Section 8, Floodplain Overlay District and Wetlands Conservancy District
- Delarosa Construction & Design Corp., 50A Tremont Street, re: Special Permit application
- 10 Munroe Realty, LLC, 10-12 Munroe Street, re: Special Permit application
- Sharon Cameron, Dir., Health and Human Services, re: Holcim Quarry 2024 Annual Report (f/k/a Aggregate Industries)

JUNK DEALERS LICENSE: (Renewal for 2025)

- Charland Appliance Center, 15 Spring Street
- The Mod Haus, 58 Pulaski Street, Bldg. C