

REGULAR MEETING OF THE PEABODY CITY COUNCIL
AUGUST 19, 2025

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

ABSENT COUNCILLORS: None

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.

P397-25 COUNCILLOR GOULD – MOVE TO receive and approve the minutes from the Regular Meeting of July 10, 2025, and the Special Meeting of July 28, 2025.
(Unanimous)

P398-25 COUNCILLOR GAMACHE – MOVE TO receive, under suspension of the rules, Item 7-C communication from His Honor the Mayor regarding Various appointments.
(Unanimous)

(MR. PETER BAKULA AND MR. CHARLIE MANOLI APPEARED TO SPEAK ON BEHALF OF ITEM 7-C)

P399-25 COUNCILLOR GAMACHE – MOVE TO approve the appointment of Peter Bakula, 278 Newbury Street, Lot 51, Peabody, MA, to the Board of Appeals (Alternate Member) for a 3-year term to expire 12/31/2028.
(Carried 11-0)

P400-25 COUNCILLOR TURCO – MOVE TO approve the appointment of Charlie Manoli, 8 Pearl Street, Peabody, MA, to the Cable Commission for a 2-year term to expire on 12/30/2026.
(Carried 11-0)

HEARINGS

P401-25 COUNCILLOR MCGINN – MOVE TO receive, under suspension of the rules, the following communications and refer to the public hearing:

Item 8-F – William Saxonis, 136 Main Street, regarding Special Permit and Entertainment License for 122R Main Street

Item 8-L – Thomas St. Pierre, Building Commissioner, regarding 122R Main Street-Permit number CB-1243

Late 1 – Atty. Craig Hartwell on behalf of Grigor Qirjazi, regarding 122R Main Street
(Unanimous)

P402-25 COUNCILLOR MCGINN – MOVE TO continue the Special Permit public hearing on the application submitted by 120 Main Street, LLC, c/o Grigor Qirjazi, Mgr., LLC, 122R Main Street, Peabody, MA.
(Carried 11-0)

P403-25 COUNCILLOR MCGINN – MOVE TO continue the Entertainment License public hearing on the application submitted by Greg's Mediterranean Restaurant, 122R Main Street, Peabody, MA.
(Carried 11-0)

REPORTS OF COMMITTEE

Legal Affairs Committee
August 19, 2025

P404-25 COUNCILLOR ROSSIGNOLL – Reporting for the Legal Affairs Committee – The Legal Affairs Committee met earlier this evening. In attendance was myself as chair, Councillors: Higgins, Melville, Peach, and Turco. All other councillors were present. We had five items on the agenda with motions coming out of each item as well as one other motion. The first motion was regarding the Rent Control Board and recommendations regarding the Mac's Trailer Park application for discontinuance. The following motion was made. (Report received)

P405-25 COUNCILLOR ROSSIGNOLL – Reporting for the Legal Affairs Committee – MOVE TO request that Community Development Department provide the City Council with the density of the Residential Overlay on Route 1, as it pertains to the property at 176 Newbury Street, as well as the inability of the proposed developer to use Pine Street for egress.
(Unanimous)

P406-25 COUNCILLOR ROSSIGNOLL – Reporting for the Legal Affairs Committee – The second motion on the agenda from Legal Affairs was the purchase of city-owned land for 0 Calumet Street. That motion passed unanimously. The following motion was made. (Report received)

P407-25 COUNCILLOR ROSSIGNOLL – Reporting for the Legal Affairs Committee – MOVE TO formally declare city property known as 0 Calumet Street (104-131) as surplus following the recommendation of the Community Development Department with the requirement that the applicant is to pay for the cost of the appraisal and the Community Development Department will notify abutters; and to further refer to the City Solicitor for the potential sale.
(Unanimous)

P408-25 COUNCILLOR ROSSIGNOLL – Reporting for the Legal Affairs Committee – The third item on the agenda was on behalf of Atty. Keilty regarding a portion of the paper streets -- Mechanic and Vine -- and the request for a purchase of city-owned land. The following motion was made. (Report received)

P409-25 COUNCILLOR ROSSIGNOLL – Reporting for the Legal Affairs Committee – MOVE TO send the application regarding Purchase of city-owned land (A portion of paper streets: Mechanic Street and Vine Street) submitted by Megan and Michael Lynch, 10 Stevens Street, to the Community Development Department for a recommendation.
(Unanimous)

P410-25 COUNCILLOR ROSSIGNOLL – Reporting for the Legal Affairs Committee – The next item on the agenda for Legal Affairs was regarding 73 Lake Street, and the problem with that is, basically, the question of title. The following motion was made. (Report received)

P411-25 COUNCILLOR ROSSIGNOLL – Reporting for the Legal Affairs Committee – MOVE TO refer the letter from Atty. John Keilty dated June 26, 2025, to the City Solicitor and request a legal opinion regarding the title for 73 Lake Street; and to further request an opinion from the Community Development Department.
(Unanimous)

P412-25 COUNCILLOR ROSSIGNOLL – Reporting for the Legal Affairs Committee – The last item on the agenda was a request to purchase city-owned land at 0 Spring Pond Road. The following motion was made. (Report received)

P413-25 COUNCILLOR ROSSIGNOLL – Reporting for the Legal Affairs Committee – MOVE TO follow the recommendation of Community Development Department and **NOT** sell the city-owned parcels of land at 0 Spring Pond Road.
(Unanimous)

P414-25 COUNCILLOR ROSSIGNOLL – Reporting for the Legal Affairs Committee – MOVE TO remove the following motion from the Legal Affairs Committee:

“P129-23 COUNCILLOR O’NEILL – MOVE TO receive, under suspension of the rules, Item 7- D communication from His Honor the Mayor regarding Draft Zoning Ordinance; Section 7:80-90 – Vacant Structures and Vacant Land, send to the Planning Board, refer to the Industrial & Community Development Committee, and set up a public hearing. (Unanimous)”

(Unanimous)

MOTIONS, ORDERS AND RESOLUTIONS

P415-25 COUNCILLOR TURCO (Tri-motion with Councillor Gould and Councillor Welton) – MOVE TO invite a representative from the Mass DEP to a Legal Affairs Committee meeting to explain to residents in the FEMA flood zones how their properties can be removed from the flood zone.
(Carried 11-0)

P416-25 COUNCILLOR TURCO (Co-motion with Councillor Welton) – MOVE TO request that the Parks, Recreation, and Forestry Department trim a tree at 1 Serena Terrace that is blocking the streetlight.
(Unanimous)

P417-25 COUNCILLOR TURCO – MOVE TO refer a discussion of the expansion of Cedar Grove Cemetery to the Public Services Committee and invite the Cemetery Commission and the Superintendent of Cemeteries.
(Unanimous)

P418-25 COUNCILLOR TURCO – MOVE TO refer to the Finance Committee a discussion on setting a timeline policy that the City Council receives budget documents and information by.
(Unanimous)

P419-25 COUNCILLOR PEACH – MOVE TO receive, under suspension of the rules, Item 9-C Class 2 Motor Vehicle License (Transfer) CarDiva, 249 Andover Street, and set up a public hearing.
(Unanimous)

P420-25 COUNCILLOR GOULD – MOVE TO receive and approve, under suspension of the rules, Item 9-B Use of the Wiggin Auditorium, Peabody Education Foundation - October 15, 2025, subject to all papers being in order.
(Unanimous)

P421-25 COUNCILLOR GAMACHE – MOVE TO receive, under suspension of the rules, Item 8-A communication from Peabody Monofill Associates, Inc. (n/k/a Reworld Peabody, Inc.), 0 Forest Street, regarding Special Permit Application and set up a public hearing.
(Unanimous)

P422-25 COUNCILLOR GAMACHE – MOVE TO receive, under suspension of the rules, Item 8-C communication from Sharon Ramos, 6 Bourbon Street, regarding Special Permit Application and set up a public hearing.
(Unanimous)

P423-25 COUNCILLOR GAMACHE – MOVE TO receive and approve, under suspension of the rules, Item 8-J communication from Allyson M. Danforth, City Clerk, regarding In-person early voting.
(Unanimous)

P424-25 COUNCILLOR GAMACHE – MOVE TO receive and approve, under suspension of the rules, the following Item 9-A Block Party, subject to all papers being in order:

Lynn/Rockdale and Woodlawn/Rockdale-August 2, 2025
33 Benevento Circle to 43 Benevento Circle-August 30, 2025

(Unanimous)

P425-25 COUNCILLOR MANNING-MARTIN – MOVE TO refer to the Legal Affairs Committee exploring a policy or flowchart for department heads to follow on whether a fee should be waived and the purpose for a fee being waived.

(Unanimous)

P426-25 COUNCILLOR WELTON – MOVE TO receive and approve, under suspension of the rules, Item 9-D Special Event Application: Newhall Fields Community Farm – Saturday, September 13, 2025, subject to all papers being in order.

(Unanimous)

P427-25 COUNCILLOR WELTON – MOVE TO receive and approve, under suspension of the rules, Item 8-G communication from Thomas St. Pierre, Building Commissioner, regarding Transfer of Special Permit 7-2000; Sreymom Hou, 96 Lynn Street, subject to all papers being in order.

(Unanimous)

P428-25 COUNCILLOR WELTON – MOVE TO receive, under suspension of the rules, Item 8-H communication from Jennifer Davis, Director of Parks, Recreation & Forestry Dept., regarding 8 Holden Street (Response to Motion P277-25).

(Unanimous)

P429-25 COUNCILLOR MCGINN – MOVE TO receive, under suspension of the rules, Item 7-A communication from His Honor the Mayor regarding Transfer of Funds – CPC-Cemetery Rest-Old South; \$19,000 and refer to the Finance Committee.

(Unanimous)

P430-25 COUNCILLOR MCGINN – MOVE TO receive, under suspension of the rules, Item 7-B communication from His Honor the Mayor regarding Transfers of Funds – Various; \$366,375; Parking Meter Software Services; \$23,500 and refer to the Finance Committee.

(Unanimous)

P431-25 COUNCILLOR MCGINN – MOVE TO receive, under suspension of the rules, Item 8-D communication from Jim Collins, Sealer of Weights and Measures, regarding Weights and Measures Fees and refer to the Finance Committee.

(Unanimous)

P432-25 COUNCILLOR MCGINN – MOVE TO receive, under suspension of the rules, Item 8-B communication from Kelly Rydzewski, Building Department, regarding 195 Washington Street and refer to the Class 2 Motor Vehicle License hearing.

(Unanimous)

P433-25 COUNCILLOR MCGINN – MOVE TO receive, under suspension of the rules, Item 8-I communication from Thomas St. Pierre, Building Commissioner, regarding 195 Washington Street and refer to the Class 2 Motor Vehicle License hearing.
(Unanimous)

{10-A Aborn Street}

P434-25 COUNCILLOR MCGINN – BE IT ORDERED by the City Council of the City of Peabody that An Ordinance Amending Section 19-94 entitled Parking Prohibited on Certain Streets of the Code of the City of Peabody be adopted as advertised and read.
(Carried 11-0)

P435-25 COUNCILLOR MCGINN – MOVE TO receive, under suspension of the rules, Item 8-E communication from Allyson M. Danforth, City Clerk, regarding Special Event Applications and refer to the Industrial & Community Development Committee.
(Unanimous)

P436-25 COUNCILLOR ROSSIGNOLL – MOVE TO receive and approve, under suspension of the rules, Item 9-E Banner Request - Peabody Municipal Light Plant, 201 Warren Street Extension, subject to all papers being in order.
(Unanimous)

P437-25 COUNCILLOR ROSSIGNOLL – MOVE TO receive and approve, under suspension of the rules, Item 8-M communication from Atty. John Keilty, on behalf of Centerboard, Inc., 67 Franklin Street, regarding Request to withdraw Special Permit application without prejudice.
(Unanimous)

P438-25 COUNCILLOR MELVILLE – MOVE TO receive, under suspension of the rules, Item 8-K communication from Sharon Cameron, Director of Health and Human Services Dept., regarding Council Motions P302-25 and P303-25.
(Unanimous)

P439-25 COUNCILLOR TURCO – MOVE TO request that His Honor the Mayor, the Finance Director, the Public Services Director, and the Health Director attend a Finance Committee meeting to discuss increasing the fees for trash vehicles, landfills, transfer stations, and recycling facilities within the City of Peabody and all fees related to water and sewer; and to further request that said fee increases be submitted to the City Council in advance of the meeting.
(Unanimous)

P440-25 COUNCILLOR DAIGLE (Co-motion with Councillor Turco) – MOVE TO request that the IT Department post the upcoming meeting schedules of the City Council, School Committee, and all other boards and commissions in the city to the "City Calendar" on our home page for residents to be able to look at future meeting dates.
(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 8:30 p.m.

SUBMITTED TO HIS HONOR THE MAYOR, AUGUST 25, 2025

RETURNED BY HIS HONOR THE MAYOR, AUGUST 25, 2025



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

COMMUNICATIONS:

His Honor the Mayor re: Transfer of Funds – CPC – Cemetery Rest-Old South; \$19,000

His Honor the Mayor re: Transfers of Funds – Various; \$366,375

Parking Meter Software Services; \$23,500

His Honor the Mayor re: Appointments under date of August 13, 2025

Peabody Monofill Associates, Inc. (n/k/a Reworld Peabody, Inc.), 0 Forest Street, re: Special Permit Application

Kelly Rydzewski, Building Department, re: 195 Washington Street

Sharon Ramos, 6 Bourbon Street, re: Special Permit Application

Jim Collins, Sealer of Weights and Measures, re: Weights and Measures Fees

Allyson M. Danforth, City Clerk, re: Special Event Applications

William Saxonis, 136 Main Street, re: Special Permit and Entertainment License for 122R Main Street

Thomas St. Pierre, Building Commissioner, re: Transfer of Special Permit 7-2000; Sreymom Hou, 96 Lynn Street

Jennifer Davis, Dir. of Parks, Recreation & Forestry Dept., re: 8 Holden Street (Response to Motion P277-25)

Thomas St. Pierre, Building Commissioner, re: 195 Washington Street

Allyson M. Danforth, City Clerk, re: In-person early voting

Sharon Cameron, Dir., of Health and Human Services Dept., re: Council Motions P302-25 and P303-25

Thomas St. Pierre, Building Commissioner, re: 122R Main Street-Permit number CB-1243

Atty. John Keilty, on behalf of Centerboard, Inc., 67 Franklin Street, re: Request to withdraw Special Permit without prejudice

BLOCK PARTY:

Lynn/Rockdale and Woodlawn/Rockdale – August 2, 2025

33 Benevento Circle to 43 Benevento Circle – August 30, 2025

USE OF THE WIGGIN AUDITORIUM:

Peabody Education Foundation – October 15, 2025

CLASS 2 MOTOR VEHICLE LICENSE: (Transfer)

CarDiva, 249 Andover Street

SPECIAL EVENT APPLICATION:

Newhall Fields Community Farm – Saturday, September 13, 2025

BANNER REQUEST:

Peabody Municipal Light Plant, 201 Warren Street Extension