

REGULAR MEETING OF THE PEABODY CITY COUNCIL
SEPTEMBER 11, 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 Anne M. Manning-Martin, President Pro Tempore.

Salute to the American Flag.

COUNCILLOR MANNING-MARTIN – 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.

P441-25 COUNCILLOR GOULD – MOVE TO receive and approve the revised minutes of the Special Meeting of July 28, 2025, and the Regular Meeting of August 19, 2025.
(Unanimous)

P442-25 COUNCILLOR GAMACHE – MOVE TO receive, under suspension of the rules, Item 7-C communication from His Honor the Mayor regarding Appointment under date of September 3, 2025.
(Unanimous)

(MAYOR BETTENCOURT AND MR. MICHAEL GARABEDIAN APPEARED TO SPEAK REGARDING ITEM 7-C)

P443-25 COUNCILLOR GAMACHE – MOVE TO approve the appointment of Michael Garabedian, 39 Murray Street, Peabody, MA, as a member of the Board of Registrars for a 2-year term to expire on 4/1/2027.
(Carried 10-0; Councillor Daigle absent)

P444-25 COUNCILLOR TURCO – MOVE TO receive, under suspension of the rules, the following Item 9-C Special Event Application:

Dylan Langelier – 5 Centennial Drive, Suite 100 – Sept. 13, 2025

Luis Santana – 45 Walnut Street (East End Peabody Veterans Memorial Park) Sept. 20, 2025

(Unanimous)

(MAYOR BETTENCOURT, MS. CELY ROSARIO AND MR. LUIS SANTANA APPEARED TO SPEAK REGARDING ITEM 9-C)

P445-25 COUNCILLOR TURCO – MOVE TO approve the Special Event Application submitted by Luis Santana – 45 Walnut Street (East End Peabody Veterans Memorial Park) – Sept. 20, 2025, subject to all papers being in order.
(Carried 10-0; Councillor Daigle absent)

P446-25 COUNCILLOR TURCO – MOVE TO approve the Special Event Application submitted by Dylan Langelier – 5 Centennial Drive, Suite 100 – Sept. 13, 2025, subject to all papers being in order.
(Unanimous)

HEARINGS

A public hearing was duly held on the application submitted by Sharon Ramos, 6 Bourbon Street, Peabody, MA. Appearing to speak on behalf of the application was Ms. Sharon Ramos, 15D Filmore Road, Salem, MA. No one appeared to speak in favor. No one appeared to speak in opposition.

P447-25 COUNCILLOR GAMACHE – MOVE TO receive, under suspension of the rules, late communication Item 1 from Sharon Cameron, Director of Health and Human Services, regarding Departmental response; Special Permit for 6 Bourbon Street.
(Unanimous)

P448-25 COUNCILLOR GAMACHE – BE IT ORDERED by the City Council of the City of Peabody that the application submitted by Sharon Ramos, 15D Filmore Road, Salem, MA, for a Special Permit to Operate a kennel in a BR Zoning District for the use of a cat only boarding facility at 6 Bourbon Street, Peabody, MA, as filed in accordance with Sections 4.2.5, 6.1, and 15.7 of the Peabody Zoning Ordinance be approved based on the following reason and subject to the following conditions:

Reason: The City Council has determined that the application as submitted and approved meets the general requirements of Section 6.1 of the Peabody Zoning Ordinance, specifically, 6.1.2 which satisfies a desirable local need, that its design and appearance will not be injurious to the established or future

CONDITIONS:

1. Facility must be of sufficient size and design as to allow an animal to stand, sit, lie down, turn around, and make other normal postural adjustments without obstruction, interference, or impediment by the presence of food, water bowls, equipment, or other animals;
2. Interior areas used by animals must have floors and walls constructed of impervious, easily-cleanable materials and maintained in a sanitary condition;
3. Exterior grounds must be maintained in a sanitary condition;
4. Applicant must ensure that solid wastes are properly stored and disposed of in such a manner as to prevent the attraction of pests and the development of nuisance odors;
5. Applicant must develop written policies and procedures for responding to nuisance complaints pertaining to odor and noise;
6. Applicant must develop written policies and procedures for sanitizing training areas and equipment, and for storing pet food in a manner so as not to attract pests;
7. Applicant must maintain documentation demonstrating that all animals are properly vaccinated as a condition of enrollment;
8. Applicant must develop a written training and orientation procedure to ensure that all staff are knowledgeable about properly handling animals and maintaining proper sanitation standards; and
9. Applicant must implement an effective Integrated Pest Management plan, which shall include, at minimum, a quarterly inspection by a licensed pest control operator, with follow-up treatment as indicated.

(Carried 10-0; Councillor Daigle absent)

A public hearing was duly held on the application submitted by Peabody Monofill Associates, Inc. (n/k/a Reworld Peabody, Inc.), 0 Forest Street, Peabody, MA. Appearing to speak on behalf of the application was Mr. Dennis Moran, Tighe & Bond, and Mr. Steve Melloni, Regional Landfill Manager for Reworld Peabody, Inc. No one appeared to speak in favor. No one appeared to speak in opposition.

P449-25 COUNCILLOR GAMACHE – MOVE TO receive, under suspension of the rules, late communication Item 3 from Sharon Cameron, Director of Health and Human Services, regarding Departmental response; Special Permit for 0 Forest Street.
(Unanimous)

P450-25 COUNCILLOR MCGINN – MOVE TO receive, under suspension of the rules, late communication Item 6 from Mr. Dennis Moran, Tighe & Bond, regarding Reworld (PMA) Special Permit PowerPoint Presentation.
(Unanimous)

P451-25 COUNCILLOR GAMACHE – MOVE TO continue the public hearing on the application from Peabody Monofill Associates, Inc. (n/k/a Reworld Peabody, Inc.), 0 Forest Street, Peabody, MA, to the Regular Meeting on September 25, 2025; to request the appearance of Mr. William Paulitz, Public Services Director; Sharon Cameron, Health Department Director; and Fire Chief Chris Dowling, and to further request a blasting schedule be provided by the petitioner.
(Unanimous)

(COUNCILLOR MANNING-MARTIN STEPPED DOWN FROM THE CHAIR AND COUNCIL PRESIDENT JULIE DAIGLE ASSUMED THE CHAIR)

A public hearing was duly held on the application submitted by Mohammad Al-Omari and Mohammad Alomari c/o CarDiva, Inc., 249 Andover Street, Peabody, MA. Appearing to speak on behalf of the application was Mr. Mohammad Alomari, 249 Andover Street, Peabody, MA. No one appeared to speak in favor. No one appeared to speak in opposition.

P452-25 COUNCILLOR PEACH – MOVE TO receive, under suspension of the rules, late communication Item 2 from Sharon Cameron, Director of Health and Human Services, regarding Departmental response for 249 Andover Street, Peabody, MA.
(Unanimous)

P453-25 COUNCILLOR PEACH – MOVE TO approve the application submitted by Mohammad Al-Omari and Mohammad Alomari c/o CarDiva, Inc., 249 Andover Street, Peabody, MA, for the transfer of a Class 2 Motor Vehicle License at said 249 Andover Street, Peabody, MA, subject to all papers being in order, and with the following conditions:

CONDITIONS:

1. There shall be a maximum of thirty (30) unregistered motor vehicles for sale or not for sale, sold or not sold; and
2. There will be no loading or unloading of vehicles on the public way.

(Carried 11-0)

REPORTS OF COMMITTEE

Legal Affairs Committee
September 11, 2025

P454-25 COUNCILLOR ROSSIGNOLL – Reporting for the Legal Affairs Committee – Reporting for the Legal Affairs Committee – The Legal Affairs had a meeting earlier this evening. Present for that meeting were the councillors for that committee: Councillor Turco, Councillor Higgins, Councillor Melville, Councillor Peach, and myself as chair. Every other councillor was there, except for Madam President. We had one item on the agenda and that being Section 16-5 Civil fingerprinting. We had a meeting with the City Clerk as well as Chief Griffin of the Police Department. The following motion was made. (Report received)

P455-25 COUNCILLOR ROSSIGNOLL – MOVE TO follow the recommendations of the City Clerk and Police Chief Griffin, as outlined in Late 4 and 5, as amended, regarding Section 16-5 Civil fingerprinting, and to request that the City Clerk provide a draft to the City Council of the new ordinance and the new background requirements for City Council licenses.
(Carried 11-0)

Finance Committee
September 11, 2025

P456-25 COUNCILLOR MCGINN – Reporting for the Finance Committee – The Finance Committee met earlier this evening. Present for the committee were Councillors: Gamache, Gould, Manning-Martin, Turco, and myself as chair. Also present were Councillors: Welton, Peach, Higgins, Melville, and Rossignoll. We had three items on the agenda. The first item was a transfer of funds, various department accounts, in the amount of \$366,375 and also Parking Meter Software Services in the amount of \$23,500. This item was presented to us by Director of Finance, Mr. Gingras. He explained that this was the final transfer request to transfer between various Fiscal '25 budget and to close out the Fiscal '25 budget. That was the first portion of that. The following motion was made. (Report received)

P457-25 COUNCILLOR MCGINN – Reporting for the Finance Committee – MOVE TO approve the following transfer, as submitted by His Honor the Mayor, under date of August 12, 2025:

FROM:

Various Department Accounts
 (See Attached List -) \$366,375.00
 (Carried 11-0)

TO:

Various Department Accounts
 (See Attached List-) \$366,375.00

P458-25 COUNCILLOR MCGINN – Reporting for the Finance Committee – The second portion of that request was from Mr. Gingras to transfer parking revenue reserve to Parking Meter Software Services. The following motion was made. (Report received)

P459-25 COUNCILLOR MCGINN – Reporting for the Finance Committee – MOVE TO approve the following transfer, as submitted by His Honor the Mayor, under date of August 12, 2025:

FROM:

Parking Meter
 Parking Meter Reserve
 270-0000-33001 \$23,500.00
 (Carried 11-0)

TO:

Parking Meter Software Services
 100-4800-54217 \$23,500.00

P460-25 COUNCILLOR MCGINN – Reporting for the Finance Committee – The next item on the agenda was Weights and Measures fees. There was a proposal made by our Sealer of Weights and Measures, Mr. Jim Collins, that he put forward for our consideration. There were a couple of questions on it, but it was seen, according to Mr. Collins, to be in line or below the fees that are commonly found in other area communities. The following motion was made. (Report received)

P461-25 COUNCILLOR MCGINN – Reporting for the Finance Committee – MOVE TO approve the proposed fee increases from Mr. James Collins, Sealer of Weights and Measures, dated July 31, 2025, and to update the Schedule of Fees in the City Clerk's office.
 (Carried 11-0)

P462-25 COUNCILLOR MCGINN – Reporting for the Finance Committee – The last item on the agenda was transfer of funds – CPC cemetery restoration Old South in an amount of \$19,000. That was presented to us by the Director of Finance, Mr. Gingras. That was a request from the Community Preservation Commission for a project at the Old South Cemetery. There was a motion made by Councillor Gould after he had praised their ongoing work for the preservation of historic cemeteries. The following motion was made. (Report received)

P463-25 COUNCILLOR MCGINN – Reporting for the Finance Committee – MOVE TO approve the following transfer, as submitted by His Honor the Mayor, under date of July 30, 2025:

FROM:

270-00000-33022 \$19,000.00
CPC – Historic Preservation
(Carried 11-0)

TO:

270-1811-58563-2024-00-0394 \$19,000.00
CPC – Cemetery Rest- Old South

MOTIONS, ORDERS AND RESOLUTIONS

P464-25 COUNCILLOR GAMACHE – MOVE TO receive, under suspension of the rules, Item 8-C communication from Curt Bellavance, Dir., Community Development and Planning, regarding 176 Newbury Street – Mac's Trailer Park (ID: 047-018) and refer to the Legal Affairs Committee.
(Unanimous)

P465-25 COUNCILLOR HIGGINS – MOVE TO receive, under suspension of the rules, Item 8-D communication from Professional Physical Therapy, 635 Lowell Street, Suite 8B, regarding Special Permit Application and set up a public hearing.
(Unanimous)

P466-25 COUNCILLOR HIGGINS – MOVE TO install a streetlight on pole number 527 on Antigua Circle and refer to the Public Services Department and the Peabody Municipal Light Plant.
(Unanimous)

P467-25 COUNCILLOR WELTON – MOVE TO receive and approve, under suspension of the rules, Item 9-B Block Party at 13 Batchelder Ave. to 30 Batchelder Ave., subject to all papers being in order.
(Unanimous)

P468-25 COUNCILLOR MCGINN – MOVE TO receive, under suspension of the rules, Item 7-A communication from His Honor the Mayor, regarding Transfers of Funds - Cable Fund Expense; \$12,522.06; 2,782.68 and refer to the Finance Committee.
(Unanimous)

P469-25 COUNCILLOR MCGINN – MOVE TO receive, under suspension of the rules, Item 7-B communication from His Honor the Mayor, regarding Transfer of Funds - Cable Fund Expense; \$191,520.03 and refer to the Finance Committee.
(Unanimous)

P470-25 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; \$47,116.90 and refer to the Finance Committee.
(Unanimous)

P471-25 COUNCILLOR MCGINN – MOVE TO receive, under suspension of the rules, Item 8-E communication from Allyson M. Danforth, City Clerk, regarding Transfer of Class 2 Motor Vehicle License; PK Motor Cars, 195 Washington Street, and refer to the Class 2 Motor Vehicle License public hearing.
(Unanimous)

P472-25 COUNCILLOR MCGINN – MOVE TO receive, under suspension of the rules, Item 8-F communication from Jean Baguidy, 195 Washington Street, regarding Transfer of Class 2 Motor Vehicle License and refer to the Class 2 Motor Vehicle License public hearing.
(Unanimous)

P473-25 COUNCILLOR MCGINN – MOVE TO schedule the continued Class 2 Motor Vehicle License Transfer public hearing submitted by Jean Baguidy, 195 Washington Street, which was originally scheduled for October 24, 2024, and request that the legal ad be readvertised, the abutters list be updated and abutters re-notified, that the CORI application be updated, and that all departments submit new departmental responses.
(Unanimous)

P474-25 COUNCILLOR ROSSIGNOLL – MOVE TO receive, under suspension of the rules, Item 8-A communication from Peabody Licensing Board regarding Alcoholic Beverages Control Commission ("ABCC") advisory regarding local board's ability to allow M.G.L. c. 138, s.12 (On-premises) wines and malt beverages license holders to trade in their license for a M.G.L. c. 138, s. 12 (On-premises) all alcoholic beverages license pursuant to M.G.L. c. 138, s. 12D and refer to the Legal Affairs Committee.
(Unanimous)

P475-25 COUNCILLOR ROSSIGNOLL – MOVE TO receive, under suspension of the rules, the following communications:

Late 4 Chief Thomas Griffin, Peabody Police regarding Peabody City Ordinance 16-5 Civil Fingerprinting
Late 5 Allyson M. Danforth, City Clerk, regarding CORI's/Fingerprinting Ordinance
(Unanimous)

P476-25 COUNCILLOR ROSSIGNOLL – MOVE TO receive, under suspension of the rules, Item 8-B communication from Curt Bellavance, Dir., Community Development and Planning, regarding Sale of #0 Calumet (ID: 104-131).
(Unanimous)

P477-25 COUNCILLOR ROSSIGNOLL – MOVE TO receive, under suspension of the rules, Item 8-G communication from Curt Bellavance, Dir., Community Development and Planning, regarding Sale of paper streets (portion of Mechanic and Vine) and send it back to Curt Bellavance so that he can forward it for comments from William Paulitz, Dir., Public Services Department, and the Conservation Commission.
(Unanimous)

P478-25 COUNCILLOR ROSSIGNOLL – MOVE TO receive, under suspension of the rules, 9-A Junk Dealers License (New) Threads, 99 (101) Lynn Street and set up a public hearing.
(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 9:10 p.m.

SUBMITTED TO HIS HONOR THE MAYOR, SEPTEMBER 18, 2025

RETURNED BY HIS HONOR THE MAYOR, SEPTEMBER 18, 2025



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

COMMUNICATIONS:

His Honor the Mayor re: Transfers of Funds – Cable Fund Expense; \$12,522.06
2,782.68

His Honor the Mayor re: Transfer of Funds – Cable Fund Expense; \$191,520.03

His Honor the Mayor re: Appointment under date of September 3, 2025

His Honor the Mayor re: Ride Share Transportation Enhancement Trust; \$47,116.90

Peabody Licensing Board re: Alcoholic Beverages Control Commission (“ABCC”) advisory regarding local board’s ability to allow M.G.L. c. 138, s. 12 (On-premises) wines and malt beverages license holders to trade in their license for a M.G.L. c. 138, s. 12 (On-premises) all alcoholic beverages license pursuant to M.G.L. c. 138, s. 12D

Curt Bellavance, Dir., Community Development and Planning, re: Sale of #0 Calumet (ID: 104-131)

Curt Bellavance, Dir., Community Development and Planning, re: 176 Newbury Street – Mac’s Trailer Park (ID: 047-018)

Professional Physical Therapy, 635 Lowell Street, Suite 8B, re: Special Permit Application

Allyson M. Danforth, City Clerk, re: Transfer of Class 2 Motor Vehicle License; PK Motor Cars, 195 Washington Street

Jean Baguidy, 195 Washington Street, re: Transfer of Class 2 Motor Vehicle License

Curt Bellavance, Dir., Community Development and Planning, re: Sale of paper streets (portion of Mechanic and Vine)

JUNK DEALERS LICENSE: (New)

Threads, 99 (101) Lynn Street

BLOCK PARTY:

13 Batchelder Ave. to 30 Batchelder Ave.

SPECIAL EVENT APPLICATION:

Dylan Langelier, 5 Centennial Drive, Suite 100

Luis Santana, 45 Walnut Street