REGULAR MEETING OF THE PEABODY CITY COUNCIL
NOVEMBER 13, 2025

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

ABSENT COUNCILLORS: GOULD

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.

P552-25 COUNCILLOR GAMACHE – MOVE TO receive and approve the minutes of the Regular Meeting of October 23, 2025.
(Carried 10-0; Councillor Gould absent)

HEARINGS

A public hearing was duly held on the application submitted by Vin Chiep d/b/a Kitty's Nails and Spa, 120 Myrtle Street, Lynn, MA. Appearing to speak on behalf of the application was Atty. Lorene Schettino. No one appeared to speak in favor. No one appeared to speak in opposition.

P553-25 COUNCILLOR PEACH – BE IT ORDERED by the City Council of the City of Peabody that the application submitted by Vin Chiep d/b/a Kitty's Nails and Spa, 120 Myrtle Street, Lynn, MA, for a Special Permit to Operate a nail salon with retail sales of related items in the BN Zoning District at 5 Andover 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 character of the vicinity and the neighborhood, and that said approval is in harmony with the general purpose and intent of the Zoning Ordinance of the City of Peabody

CONDITION:

1. Hours of operation are Monday through Sunday 9:30 a.m. to 7:00 p.m.

(Carried 10-0; Councillor Gould absent)

A public hearing was duly held on the application submitted by Brenna Buckley, 9 Samos Circle, Peabody, MA. Appearing to speak on behalf of the application was Ms. Brenna Buckley. No one appeared to speak in favor. No one appeared to speak in opposition.

P554-25 COUNCILLOR HIGGINS – BE IT ORDERED by the City Council of the City of Peabody that the application submitted by Brenna Buckley, 9 Samos Circle, Peabody, MA, for a Special Permit to Allow personal services for Yoga and Pilates studio in the BN2 Zoning District at 635 Lowell 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 condition:

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 character of the vicinity and the neighborhood, and that said approval is in harmony with the general purpose and intent of the Zoning Ordinance of the City of Peabody

CONDITION:

1. Hours of operation are Monday through Sunday from 5:00 a.m. to 9:00 p.m.

(Carried 10-0; Councillor Gould absent)

(COUNCILLOR MELVILLE RECUSED HIMSELF FROM THE FOLLOWING HEARING 4-C.)

A public hearing was duly held on the application submitted by Pujal Shrestha, 12 Eaton Street, Revere, MA. Appearing to speak on behalf of the application was Mr. Pujal Shrestha. No one appeared to speak in favor. No one appeared to speak in opposition.

P555-25 COUNCILLOR MCGINN – MOVE TO receive, under suspension of the rules, late communication Item 1 from Rick Tower, Manager, RTW Realty LLC, regarding Special Permit 119 Rear Foster Street, Building 2.
(Unanimous)

P556-25 COUNCILLOR MCGINN – BE IT ORDERED by the City Council of the City of Peabody that the application submitted by Pujal Shrestha, 12 Eaton Street, Revere, MA, for a Special Permit to Operate a liquor wholesale/distribution where the inventory will be stored and delivered to retailers, restaurants with personal vehicle at 119 Rear Foster Street, Building 2, 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 character of the vicinity and the neighborhood, and that said approval is in harmony with the general purpose and intent of the Zoning Ordinance of the City of Peabody

CONDITIONS:

1. All trash and recycling will be maintained inside the building;
2. The applicant shall submit an integrated Pest Management Plan to the Health Department and implement such plan;
3. There will be no overnight storage of vehicles;
4. Delivery vehicles shall not block the rights-of-way on the property;
5. In accordance with the special permit application, business hours of operation shall be 10:00 a.m. to 6:00 p.m. Monday through Sunday; and
6. The applicant shall remain current on all applicable state and federal licenses and /or permits required for the operation of the use subject to special permit.

(Carried 9-0; Councillor Gould absent; Councillor Melville recused)

A public hearing was duly held on the application submitted by 288 Washington Street, LLC, 272 West Broadway, South Boston, MA. Appearing to speak on behalf of the application was Atty. John Keilty, 40 Lowell Street, Peabody, MA. No one appeared to speak in favor. No one appeared to speak in opposition.

P557-25 COUNCILLOR MCGINN – BE IT ORDERED by the City Council of the City of Peabody that the application submitted by 288 Washington Street, LLC, 272 West Broadway, South Boston, MA, for a Special Permit requesting to amend Special Permit 10-2024 by amending Condition #8 as to Hours of Operation and allowing Saturday hours from 9:00 a.m. to 4:00 p.m., at 288 Washington 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 character of the vicinity and the neighborhood, and that said approval is in harmony with the general purpose and intent of the Zoning Ordinance of the City of Peabody

CONDITIONS:

1. All remaining conditions of Special Permit 10-2024 remain in effect; and
2. This amended Special Permit 10-2024 shall be utilized by 288 Washington Street, LLC; tenant, Dr. Stephanie Souza d/b/a Restore Dental Aesthetics.

(Carried 10-0; Councillor Gould absent)

A public hearing was duly held on the application submitted by Todisco Services, Inc., d/b/a Todisco Towing, 147A Summit Street, Peabody, MA. Appearing to speak on behalf of the application was Atty. John Keilty, 40 Lowell Street, Peabody, MA. No one appeared to speak in favor. No one appeared to speak in opposition.

P558-25 COUNCILLOR WELTON – MOVE TO approve the application submitted by Todisco Services, Inc., d/b/a Todisco Towing, 147A Summit Street, for a Class 2 Motor Vehicle License at said 147A Summit Street, with the following condition and subject to all papers being in order:

CONDITION:

1. There shall be a maximum of ten (10) unregistered motor vehicles for sale or not for sale, sold or not sold.

(Carried 10-0; Councillor Gould absent)

P559-25 COUNCILLOR PEACH – MOVE TO continue the public hearing on the application submitted by Hardy and Munroe, LLC, 0 Hardy Street, Peabody, MA, until the next Regular Meeting on Tuesday, November 25, 2025.
(Unanimous)

P560-25 COUNCILLOR MCGINN – MOVE TO receive, under suspension of the rules, late communication Item 2 from Atty. John Keilty regarding 4951 Lowell Holdings, LLC, 49-51 Lowell Street; Request to continue public hearing.
(Unanimous)

P561-25 COUNCILLOR MCGINN – MOVE TO continue the public hearing on the application submitted by 4951 Lowell Holdings, LLC, 49-51 Lowell Street, Peabody, MA, until the next Regular Meeting on Tuesday, November 25, 2025.
(Unanimous)

P562-25 COUNCILLOR PEACH – MOVE TO accept the petition to withdraw without prejudice the application for a Special Permit for AMV 679 Broadway LLC, 82 Margin Street.
(Carried 10-0; Councillor Gould absent)

REPORTS OF COMMITTEE

Municipal Safety Committee
November 13, 2025

P563-25 COUNCILLOR MANNING-MARTIN – Reporting for the Municipal Safety Committee – Municipal Safety did meet this evening to discuss several issues on the agenda. Present was myself as chair. In addition, were Councillors: Gamache, Higgins, Peach, and Rossignoll were in attendance as well as the remainder of the Council, except Councillor Gould, were all present. Joining us this evening to talk on all of the subjects in Municipal Safety was Captain Richards. We thank him for his time and his input to address all these issues. First being the issue of the intersection of King Street, Lowell Street, and Endicott Street. He discussed the improvements that have been made, specifically the mast arm of the light, increasing the visibility of the lights, and the lane improvements at that intersection. He stated it was certainly worth the investment, as he presented data going back five years showing that there has been a decrease in the amount of accidents in that intersection so again that was worth the investment to increase the safety of that intersection where there's been many improvements. Another item on the agenda, which generated a lot of discussion, were e-bikes and the enforcement, or issues with enforcement of e-bikes on sidewalks and in other areas, specifically the bike path. That generated a lot of discussion. A lot of the issues surrounding e-bikes is that the State hasn't been able to really update its laws, and there are plenty of bills with the legislature now in certain levels of discussion that have not been passed in order to assist local law enforcement in enforcing these regulated or non-regulated e-bikes. So it's a relatively new phenomenon, and Captain Richards explained that these bikes go a lot faster than they were meant to be. They're not categorized as motor vehicles, but they are considered bicycles so therefore they fall under laws and ordinances covering bicycles. Bicycles themselves are not allowed on sidewalks in the downtown area. They are allowed on sidewalks, but not in the downtown area. E-bikes however, as Captain Richards explained, are not allowed on any sidewalks anywhere. These e-bikes can go up to 28 miles per hour. And again, the State is behind in enacting ordinances to assist the local law enforcement. Additionally, there was some discussion that the Captain had with Jen Davis, our Parks and Rec Director, that e-bikes are not covered in our ordinance that covers the bike path. There's confusion over the language. He will be in further discussion with her to modify the ordinance in a way that the police feel that they can better manage, with input from Jen Davis, the use of e-bikes on the Independent Greenway. Common acceptance was that "hot pursuit" by police of the e-bikes anywhere is not recommended. It's too dangerous for the rider, the public, and of course the police. So there was a lot of discussion about working with local businesses downtown in order to, perhaps, share with the police any videos that they may have on their security systems in order to identify the individual so that the police can pretty much go to their house, probably speak to their parents, and potentially confiscate the bike, which they can hold for 15 days and they may also issue fines as well. And a lot of discussion about educating the riders of the e-bikes as they don't have a learner's permit; it's not required that they're licensed. And a lot of education about the rules of the road certainly needs to be covered with the parents and the children and the teenagers, individuals who aren't licensed and haven't learned the rules of the road, to learn the rules of the road. So I think this is going to be an ongoing effort with the Police Department and our local businesses and community members in order to educate and improve the safety and use of those e-bikes. So it is a work in progress, but we had a very good discussion on that matter with a lot of good input from my colleagues, and the public also shared their thoughts as well. The last issue on the agenda was an enforcement issue as well regarding vehicles parking too close to intersections and this, as well, could be educational addressed with tickets being

issued. They're $50 tickets that the law is that you can't park within 20 feet of an intersection. It causes visibility issues, cars cannot drive out onto main drags into an intersection because they can't see over the vehicle, and it's a very dangerous situation. But, again, there are laws on the books that they shouldn't be doing that, and the police are going to up their enforcement, pretty much up their game and issue tickets to increase the safety and do a concerted effort to address that through ticketing. Councillor Peach did make a motion. The following motion was made. (Report received)

P564-25 COUNCILLOR MANNING-MARTIN – Reporting for the Municipal Safety Committee – MOVE TO request that the City Solicitor provide the City Council with an opinion as to whether the authority to issue tickets can be transferred or shared with the Fire Department, as it is difficult for emergency vehicles to make those corners on tight streets, specifically in Wards 2 and 3.
(Unanimous)

P565-25 COUNCILLOR MANNING-MARTIN – Reporting for the Municipal Safety Committee – Also Councillor McGinn brought up another good point about issues more specifically happening in Wards 2 and 3 because it's densely populated areas with respect to trash collection and requested that more attention be given to Wards 2 and 3 for intersection enforcement parking violations on trash day because trash trucks cannot make the corner and then will miss the street and then be required to return to pick up the trash. So more law enforcement in that regard in this issue of vehicles parking too close to the intersections were asked to be addressed in a more concerted effort from the police to enforce that. And that was also discussed. And that is a report of committee. And I thank my colleagues for an excellent debate and also the public for all their input on the matters that we discussed this evening. (Report received)

Finance Committee
October 23, 2025

P566-25 COUNCILLOR MCGINN – Reporting for the Finance Committee – COUNCILLOR MCGINN – Reporting for the Finance Committee – Finance Committee met earlier this evening. Present for the committee were Councillors: Gamache, Manning-Martin, Turco, and Councillor Melville sat in for Councillor Gould. I was there as chair and other than Councillor Gould, all of the councillors were present. There were two items on the agenda. The first item was transfer of funds - CPC-Bikeway Independence Greenway Extension Project in an amount of $160,000. That was presented to the committee by the Director of Finance, Mr. Gingras. He explained that this is funding needed to support the design and construction supervision phase of two sections of the bike path and the spending had been recommended by the Community Preservation Committee. The following motion was made. (Report received)

P567-25 COUNCILLOR MCGINN – Reporting for the Finance Committee – MOVE TO approve the following transfer as submitted by His Honor the Mayor under date of October 16, 2025:

FROM:		**TO:**	
270-1811-58562 CPC - Open Space	$160,000.00	270-1811-58562-2026-00-0350 CPC - Bikeway Independence Greenway Extension Project	$160,000.00

(Carried 10-0; Councillor Gould absent)

P568-25 COUNCILLOR MCGINN – Reporting for the Finance Committee – Second item on the agenda was transfer of funds - Community Preservation Act, Open Space in the amount of $160,000. It was explained by Mr. Gingras that this was a transfer from the Unreserved Fund Balance to the Open Space Balance to fund the project that we had just approved. The following motion was made. (Report received)

P569-25 COUNCILLOR MCGINN – Reporting for the Finance Committee – MOVE TO approve the following transfer as submitted by His Honor the Mayor under date of October 22, 2025:

FROM:		**TO:**	
270-0000-33011 Community Preservation Act Unreserved Fund Balance	$160,000.00	270-0000-33021 Community Preservation Act Open Space	$160,000.00

(Carried 10-0; Councillor Gould absent)

MOTIONS, ORDERS AND RESOLUTIONS

P570-25 COUNCILLOR TURCO – MOVE TO receive and approve, under suspension of the rules, Item 7-A communication from His Honor the Mayor regarding Special Event Application-The Progeria Research Foundation - September 19, 2026, subject to all papers being in order.
(Carried 10-0; Councillor Gould absent)

P571-25 COUNCILLOR TURCO – MOVE TO receive and approve, under suspension of the rules, Item 7-B Communication from His Honor the Mayor regarding Special Event Application - City of Peabody (Holiday Stoll) - November 29, 2025, subject to all papers being in order.
(Unanimous)

P572-25 COUNCILLOR TURCO – MOVE TO receive and approve, under suspension of the rules, Item 9-A Utility Contractor's License - New England Construction Managers, 219 Meadowcroft St., Lowell, MA, subject to all papers being in order.
(Unanimous)

P573-25 COUNCILLOR TURCO (Co-motion with Councillor Daigle) – MOVE TO request that the Public Services Department repair the curb in front of 13 Jennifer Lane.
(Unanimous)

P574-25 COUNCILLOR PEACH – MOVE TO receive, under suspension of the rules, Item 9-B Junk Dealer's License - Constellation Gemini, LLC, 20 Wallis Street, and set up a public hearing.
(Unanimous)

{10-B Bowditch Street, Buxton Street, Smidt Avenue}
P575-25 COUNCILLOR PEACH – BE IT ORDERED by the City Council of the City of Peabody that An ordinance Amending Section 19-126. entitled "Obedience To Isolated Stops Signs" of the Code of the City of Peabody be adopted as advertised and read.
(Carried 10-0; Councillor Gould absent)

P576-25 COUNCILLOR GAMACHE – MOVE TO receive, under suspension of the rules, Item 9-C Class 2 Motor Vehicle License (Amendment) Boston Prime Cars, Inc., 29 Newbury Street, and set up a public hearing.
(Unanimous)

P577-25 COUNCILLOR MANNING-MARTIN – MOVE TO receive, under suspension of the rules, Item 8-A communication from Councillor Manning-Martin regarding Crypto Currency ATM Locations.
(Unanimous)

P578-25 COUNCILLOR WELTON – MOVE TO request that the Public Services Department install "No parking here to Corner" signs on both side of MacArthur Road, the corner of Greenwood Road and Glenway Avenue before the intersection with Lynn Street.
(Unanimous)

P579-25 COUNCILLOR WELTON – MOVE TO request that the Public Services Department investigate the erosion issue on Outlook Avenue.
(Unanimous)

P580-25 COUNCILLOR MCGINN – MOVE TO receive and approve, under suspension of the rules, Item 8-B communication from Thomas St. Pierre, Building Commissioner, regarding Transfer of Special Permit 38-2001; Dana C. Rowen, Manager, Naumkeag Associates I, LLC, 119 Foster Street (R), Building One, subject to all papers being in order.
(Unanimous)

{10-C Washington Street}
P581-25 COUNCILLOR MCGINN – BE IT ORDERED by the City Council of the City of Peabody that An ordinance Amending Section 19-97.1 entitled "Fifteen-minute zones designated Twenty-four hours" of the Code of the City of Peabody be adopted as advertised and read.
(Carried 8-0; Councillors: Gould, Turco and Manning-Martin absent)

{10-D Washington Street}
P582-25 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 8-0; Councillors: Gould, Turco and Manning-Martin absent)

{10-E Park Street}
P583-25 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 8-0; Councillors: Gould, Turco and Manning-Martin absent)

{10-F Park Street}
P584-25 COUNCILLOR MCGINN – BE IT ORDERED by the City Council of the City of Peabody that An ordinance Amending Section 19-99 entitled "One-hour parking zones designated" of the Code of the City of Peabody be adopted as advertised and read.
(Carried 8-0; Councillors: Gould, Turco and Manning-Martin absent)

{10-A}
P585-25 COUNCILLOR ROSSIGNOLL – BE IT ORDERED by the City Council of the City of Peabody that An ordinance Amending Chapter 16 entitled "Licenses" of the Code of the City of Peabody be adopted as advertised and read.
(Carried 8-0; Councillors: Gould, Turco and Manning-Martin absent)

P586-25 COUNCILLOR ROSSIGNOLL – MOVE TO receive and **DENY**, under suspension of the rules, Item 8-C communication from Curt Bellavance, Dir., Community Development Dept., regarding Special Permit applications.
(Carried 8-0; Councillors: Gould, Turco and Manning-Martin absent)

P587-25 COUNCILLOR DAIGLE – MOVE TO request that the Peabody Police Traffic Division do a review and recommendation of parking on Ellsworth Road, King Street, and evaluate the traffic situation on Columbus Road.
(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 9:05 p.m.

SUBMITTED TO HIS HONOR THE MAYOR, NOVEMBER 20, 2025
RETURNED BY HIS HONOR THE MAYOR, NOVEMBER 20, 2025

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

COMMUNICATIONS:
His Honor the Mayor re: Special Event Application – The Progeria Research Foundation – September 19, 2026
His Honor the Mayor re: Special Event Application – City of Peabody – November 29, 2025
Councillor Manning-Martin re: Crypto Currency ATM Locations
Thomas St. Pierre, Building Commissioner, re: Transfer of Special Permit 38-2001; Dana C. Rowen, Manager, Naumkeag Associates I, LLC, 119 Foster Street (R), Building One
Curt Bellavance, Dir., Community Development Dept., re: Special Permit applications
UTILITY CONTRACTOR'S LICENSE:
New England Construction Managers, 219 Meadowcroft St., Lowell, MA
JUNK DEALER'S LICENSE:
Constellation Gemini, LLC, 20 Wallis Street
(Hearing necessary)
CLASS 2 MOTOR VEHICLE LICENSE: (Amendment)
Boston Prime Cars, Inc., 29 Newbury Street