REGULAR MEETING OF THE PEABODY CITY COUNCIL
NOVEMBER 25, 2025

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

ABSENT COUNCILLORS: MANNING-MARTIN

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.

HEARINGS

P588-25 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 Thursday, December 11, 2025.
(Carried 10-0; Councillor Manning-Martin absent)

A public hearing was duly held on the application submitted by 4951 Lowell Holdings, LLC, 49-51 Lowell 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.

P589-25 COUNCILLOR MCGINN – MOVE TO receive, under suspension of the rules, Item 8-C communication from Atty. John Keilty on behalf of 4951 Lowell Holdings, Inc., regarding 49-51 Lowell Street Special Permit and refer to the public hearing.
(Unanimous)

P590-25 COUNCILLOR MCGINN – BE IT ORDERED by the City Council of the City of Peabody that the application submitted by 4951 Lowell Holdings, LLC, 38 Bowditch Street, Peabody, MA, for a Special Permit to operate the shop of contractors in the BC Zoning District at 49-51 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 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. The applicable site plan is the version dated November 13, 2025;
2. Deliveries will be made utilizing vans or similar size vehicles;
3. There will be no overnight storage of vehicles;
4. The dumpster location shall be as per the site plan and shall be screened from view from Lowell Street and by abutters and comply with Zoning Ordinance Section 10.4 C;
5. In accordance with zoning Section 4.2, there will be no outdoor storage or stockpiles and no contractor work taking place outside the building;

6. For the avoidance of doubt, The Main Street Subdistrict Downtown Design Standards are applicable to this site. A landscape buffer to limit the view of the parking area shall be installed and maintained in accordance with such standards. Any signs must also comply with such standards and Zoning Ordinance Section 11; and
7. Business hours of operation shall be 7:00 a.m. to 6:00 p.m. Monday through Saturday.

(Carried 10-0; Councillor Manning-Martin absent)

REPORTS OF COMMITTEE

MOTIONS, ORDERS AND RESOLUTIONS

P591-25 COUNCILLOR GAMACHE – MOVE TO receive, under suspension of the rules, Item 8-A communication from 180 Newbury, LLC, 180 Newbury Street, regarding Special Permit application and set up a public hearing.
(Unanimous)

P592-25 COUNCILLOR MCGINN – MOVE TO receive, under suspension of the rules, Item 7-A communication from His Honor the Mayor regarding Transfers of Funds - FY 2026 Budget Sources; $945,000 and refer to the Tax Classification Hearing.
(Unanimous)

P593-25 COUNCILLOR MCGINN – MOVE TO receive, under suspension of the rules, Item 7-B communication from His Honor the Mayor regarding Transfers of Funds - Various Community Preservation Funds and refer to the Tax Classification Hearing.
(Unanimous)

P594-25 COUNCILLOR MCGINN – MOVE TO receive, under suspension of the rules, Item 7-C communication from His Honor the Mayor regarding Transfer of Funds - CPC - Emerald Dev Housing; $200,000 and refer to the Tax Classification Hearing.
(Unanimous)

P595-25 COUNCILLOR MCGINN – MOVE TO receive, under suspension of the rules, Item 7-D communication from His Honor the Mayor regarding Transfer of Funds - CPC - NSCAP Housing; $80,000 and refer to the Tax Classification Hearing.
(Unanimous)

P596-25 COUNCILLOR MCGINN – MOVE TO receive, under suspension of the rules, Item 7-E communication from His Honor the Mayor regarding Transfer of Funds - CPC - Community Housing; $50,000 and refer to the Tax Classification Hearing.
(Unanimous)

P597-25 COUNCILLOR MCGINN – MOVE TO receive, under suspension of the rules, Item 7-F communication from His Honor the Mayor regarding Transfer of Funds - Community Preservation Act Administration; $10,000 and refer to the Tax Classification Hearing.
(Unanimous)

P598-25 COUNCILLOR MCGINN – MOVE TO receive, under suspension of the rules, Item 7-G communication from His Honor the Mayor regarding Transfer of Funds - Cable Fund Expense; $187,544.16 and refer to the Tax Classification Hearing.
(Unanimous)

P599-25 COUNCILLOR MCGINN – MOVE TO receive, under suspension of the rules, Item 7-I communication from His Honor the Mayor regarding Optional Additional Real Estate Exemptions and refer to the Tax Classification Hearing.
(Unanimous)

P600-25 COUNCILLOR MCGINN – MOVE TO receive, under suspension of the rules, late communication Item 1 from Councillor Peter McGinn regarding Duplicate item (Special Permit Transfer request for 119 Foster Street (R), Building One).
(Unanimous)

P601-25 COUNCILLOR MCGINN – MOVE TO receive, under suspension of the rules, Item 9-A Fortune Teller's License - Soul Sparkle, LLC, 1 Southwick Road (On-line only), and set up a public hearing.
(Unanimous)

P602-25 COUNCILLOR MCGINN (Co-motion with Councillor Gamache) – MOVE TO receive, under suspension of the rules, Item 9-B Entertainment License - Full Circle Diner, 136 Newbury Street, and set up a public hearing.
(Unanimous)

P603-25 COUNCILLOR MCGINN – MOVE TO receive, under suspension of the rules, late communication Item 2 from Allyson M. Danforth, City Clerk, regarding Revised response to Motion P390-24 (City Code Fees).
(Unanimous)

P604-25 COUNCILLOR MCGINN – MOVE TO receive, under suspension of the rules, Item 8-D communication from Allyson M. Danforth, City Clerk, regarding Response to Motion P390-24 (City Code Fees).
(Unanimous)

P605-25 COUNCILLOR MCGINN – MOVE TO approve the Peabody City Code Fees attached to late communication Item 2 (P603-25).
(Carried 10-0; Councillor Manning-Martin absent)

P606-25 COUNCILLOR ROSSIGNOLL – MOVE TO receive, under suspension of the rules, Item 7-H communication from His Honor the mayor regarding Home Rule Petition - An Act Relative to the Maintenance of Pre-employment Physical Examination Records for Public Safety Personnel in the City of Peabody and refer to the Legal Affairs Committee.
(Unanimous)

{Virtual Currency Kiosks}
P607-25 COUNCILLOR ROSSIGNOLL – BE IT ORDERED by the City Council of the City of Peabody that An ordinance Amending Chapter 20 entitled "Offenses" of the Code of the City of Peabody be adopted as advertised and read.
(Carried 10-0; Councillor Manning-Martin absent)

P608-25 COUNCILLOR DAIGLE – MOVE TO request that the Finance Director or Police Department provide the Council with a report of all fees collected under Chapter 19 (parking permit fees and parking ticket fees).
(Unanimous)

P609-25 COUNCILLOR TURCO (Co-motion with Councillor Welton) – MOVE TO request that Peabody Municipal Light Plant and the Public Services Department install a streetlight in front of 32 Aberdeen Avenue.
(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 8:00 p.m.

SUBMITTED TO HIS HONOR THE MAYOR, DECEMBER 2, 2025
RETURNED BY HIS HONOR THE MAYOR, DECEMBER 2, 2025

Allyson M. Danforth

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

COMMUNICATIONS:
His Honor the Mayor re: Transfers of Funds – FY 2026 Budget Sources; $945,000
His Honor the Mayor re: Transfers of Funds – Various Community Preservation Funds
His Honor the Mayor re: Transfer of Funds – CPC – Emerald Dev Housing; $200,000
His Honor the Mayor re: Transfer of Funds – CPC – NSCAP Housing; $80,000
His Honor the Mayor re: Transfer of Funds – CPC – Community Housing; $50,000
His Honor the Mayor re: Transfer of Funds – Community Preservation Act Administration; $10,000
His Honor the Mayor re: Transfer of Funds – Cable Fund Expense; $187,544.16
His Honor the Mayor re: Home Rule Petition – An Act Relative to the Maintenance of Pre-Employment Physical Examination Records for Public Safety Personnel in the City of Peabody
His Honor the Mayor re: Optional Additional Real Estate Exemptions
180 Newbury, LLC, 180 Newbury Street, re: Special Permit application
Thomas St. Pierre, Building Commissioner, Transfer of Special Permit 38-2001; Chris Fesslev c/o Jennifer Ronneburger, 119 Foster Street (R), Building One
Atty. John Keilty on behalf of 4951 Lowell Holdings, Inc., re: 49-51 Lowell Street Special Permit.
Allyson M. Danforth, City Clerk, re: Response to Motion P390-24 (City Code Fees)

FORTUNE TELLER'S LICENSE:
Soul Sparkle, LLC, 1 Southwick Road (On-line only)

ENTERTAINMENT LICENSE:
Full Circle Diner,136 Newbury Street