REGULAR MEETING OF THE PEABODY CITY COUNCIL
JUNE 12, 2025

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

ABSENT COUNCILLORS: GAMACHE 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.

P290-25 COUNCILLOR GOULD – MOVE TO receive and approve the minutes from the Regular Meeting of May 22, 2025.
(Unanimous)

Industrial & Community Development Committee
June 12, 2025

P291-25 COUNCILLOR PEACH – Reporting for the Industrial & Community Development Committee – This evening the Industrial & Community Development Committee met. We had three items on our agenda; the first relating to hearing 4-A. It was a proposed Zoning Amendment for creation of General Business 2 Zoning. In committee we received Late 1, which is a communication to withdraw this request for a zoning change. The following motion was made. (Report received)

P292-25 COUNCILLOR PEACH – Reporting for the Industrial & Community Development Committee – MOVE TO receive, under suspension of the rules, late communication Item 1 from Atty. John R. Keilty on behalf of 143 Lynnfield Street Holdings, LLC, regarding Request to withdraw without prejudice.
(Unanimous)

P293-25 COUNCILLOR PEACH – Reporting for the Industrial & Community Development Committee – MOVE TO remove from the Industrial & Community Development Committee the Zoning Amendment request submitted by Atty. John R. Keilty on behalf of Lynnfield Street Holdings, LLC, 143 Lynnfield Street.
(Carried 9-0; Councillor Gamache and Councillor Rossignoll absent)

P294-25 COUNCILLOR PEACH (Co-motion with Councillor Welton) – Reporting for the Industrial & Community Development Committee – MOVE THAT the proposed Zoning Amendment for creation of General Business 2 Zoning at 143 Lynnfield Street be allowed to be withdrawn without prejudice
(Carried 9-0; Councillor Gamache and Councillor Rossignoll absent)

P295-25 COUNCILLOR PEACH – Reporting for the Industrial & Community Development Committee – The next item on our agenda was the proposed Zoning Amendment for the Accessory Dwelling Units. It was presented to us by the Community Development Director, Curt Bellavance. He took a lot of the feedback from our meeting I believe, which was in March, and presented new language to the council, which was also then further edited through discussions he had with Councillor McGinn. There was some great discussion about our existing FALA's, whether they should be kept or not, discussion about the definitions within the zoning, this specific zoning, and then our overall zoning. The following motion was made. (Report received)

P296-25 COUNCILLOR PEACH – Reporting for the Industrial & Community Development Committee – MOVE TO request that the following department heads provide the City Council with an opinion on the following:

1. City Solicitor/Building Commissioner: Section 6.18.4 Administration and Enforcement; and Section 6.18.3 Regulations subsection 5 Nonconformance;
2. Community Development Director/City Solicitor: The use of the term "lot" within our existing zoning and the proposed definition in this zoning;
3. Community Development Director: A way to use the "modular dwelling unit" definition in the zoning language;
4. City Solicitor: Whether to eliminate the definition of "Transit Station;" and
5. Building Commissioner/City Solicitor: The proposed elimination of FALA's.

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

P297-25 COUNCILLOR PEACH – Reporting for the Industrial & Community Development Committee – MOVE TO receive, under suspension of the rules, the following communications:

Late 2 – Curt Bellavance, Community Development Director, regarding ADU Zoning Language
Late 3 – Curt Bellavance, Community Development Director, regarding ADU Zoning Language
(Unanimous)

P298-25 COUNCILLOR PEACH – Reporting for the Industrial & Community Development Committee – The last item on our agenda this evening was the Centennial Park Resolution vote. Mr. Levin spoke to us about the one-stop grant that we've been awarded as a city for Centennial Park. This is a $65,000 grant from MassDevelopment to help us, kind of, assess the entire industrial park. We need to pass this resolution before we can enter into a contract with the state. Essentially it just says, if we sell any city-owned property or lease any property there -- which we only own one parcel there that has a water tower on it -- and we profit more than $65,000 from that sale, we would owe that back to MassDevelopment. The following motion was made. (Report received)

P299-25 COUNCILLOR PEACH – Reporting for the Industrial & Community Development Committee – MOVE TO approve the resolution in support of the site readiness grant.

WHEREAS, the land located at Centennial Business Park, Peabody, Massachusetts, 01960, comprising approximately 459 acres and 58 parcels, as further defined in Exhibit C (the "Site"), has been deemed a site suitable for the site assessment program administered by the Massachusetts Development Finance Agency ("MassDevelopment");

WHEREAS, City of Peabody, a Massachusetts Municipality having a mailing address at 24 Lowell Street, Peabody, MA, 01960 ("Recipient") has been awarded a site readiness recoverable grant in the amount of Sixty-Five Thousand and 00/100 Dollars ($65,000.00) from MassDevelopment (the "Recoverable Grant") for readiness assistance related to the Site (the "Project");

WHEREAS, the Recoverable Grant was formalized through a grant agreement dated _____ entered into by and between the Municipality and MassDevelopment (the "Grant Agreement"); and

WHEREAS, the Municipality has agreed to repay the Recoverable Grant.

NOW, THEREFORE, the Peabody City Council votes as follows:

If the Site or any portion thereof is sold, conveyed, gifted, demised, ground leased, or otherwise transferred, or refinanced, and as a result of said transaction, the Recipient receives funds that exceed the aggregate amount necessary for repayment of existing monetary liens, mortgage loans, and other debt on the Project and all of the costs incurred by them in the acquisition, development, ownership, and sale of the Site or of the portion of the Site transferred (the "Net Proceeds"), then Recipient shall reimburse MassDevelopment the full amount of the Net Proceeds up to the amount of the Recoverable Grant that has been disbursed and has not already been repaid to MassDevelopment (the "Disbursed Funds").
(Carried 9-0; Councillor Gamache and Councillor Rossignoll absent)

HEARINGS

A public hearing was duly held on the application submitted by Erin Lawlor, 9 Franklin Street, Peabody, MA. Ms. Erin Lawlor, 6 Otis Street, Somerville, MA, appeared to speak on behalf of the application. No one appeared to speak in favor. No one appeared to speak in opposition.

P300-25 COUNCILLOR MCGINN – BE IT ORDERED by the City Council of the City of Peabody that the application submitted by Erin Lawlor, 6 Otis Street, Somerville, MA, for a Special Permit to Operate a kennel in a BC Zoning District for the use of a dog daycare facility with no overnight boarding or kenneling of animals at 9 Franklin 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 and to prevent contamination of any water body;
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 daycare 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;
9. Applicant must implement an effective Integrated Pest Management plan, which shall include, at minimum, an annual inspection by a licensed pest control operator, with follow up treatment as indicated;
10. A maximum of twenty (20) dogs are permitted on site at any given time;

11. In accordance with the special permit application, business hours are 7:00 a.m. to 6:00 p.m. Monday through Friday; and
12. For the avoidance of doubt, applicant will maintain full compliance with MGL Chapter 140, Section 137A, commonly referred to as "Ollie's Law."

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

A public hearing was duly held on the application submitted by Edward Troncoso, 7A Webster Street, Peabody, MA. Mr. Edward Troncoso, 46 Peabody Street, Unit 1-2, Salem, MA, appeared to speak on behalf of the application. Mr. R. William Colletti, 115 R East Main Street, Gloucester, MA, appeared to speak in favor. Atty. Brian Chase, 25D Washington Square, Haverhill, MA, and Mr. Paul Ferragamo, 20 Webster Street, Peabody, MA, appeared to speak in opposition.

P301-25 COUNCILLOR PEACH – BE IT ORDERED by the City Council of the City of Peabody that the application submitted by Edward Troncoso, 46 Peabody Street, Unit 1-2, Salem, MA, for a Special Permit to Operate an automotive repair shop in the IL Zoning District at 7A Webster 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. Per the Health Department, Applicant must obtain DEP registration as a hazardous waste generator. If any bodywork includes spray paint, applicant must comply with the DEP's air pollution control regulations;
2. The parking plan supplied with the application will be followed with the seven assigned parking spaces to the applicant with no subleasing, which is in the lease agreement;
3. Hours of operation will be Monday through Saturday 8:00 a.m. to 6:00 p.m.; and
4. If any changes to the court settlement are made, this will trigger a review by the City Council.

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

REPORTS OF COMMITTEE

Previously received.

MOTIONS, ORDERS AND RESOLUTIONS

P302-25 COUNCILLOR TURCO – MOVE TO request that Sharon Cameron, Director of Health and Human Services, provide the City Council all itemized income through grants or any source and all expenses for Fiscal Year-25 for the Social Services Department.
(Unanimous)

P303-25 COUNCILLOR TURCO – MOVE TO request that Sharon Cameron, Director of Health and Human Services, provide the City Council a list of all opioid settlement amounts and payout information to the Social Services Department.
(Unanimous)

P304-25 COUNCILLOR TURCO – MOVE TO request that Michael Gingras, Director of Finance, provide the City Council with an itemized list of all incoming expenses from the North Shore Children's Museum revolving account.
(Unanimous)

P305-25 COUNCILLOR TURCO – MOVE TO receive, under suspension of the rules, item 8-D communication from Curt T. Bellavance, Dir., Community Development and Planning, regarding City-owned property identified as 0 Calumet Street Property ID: 104-131 and refer to the Legal Affairs Committee.
(Unanimous)

P306-25 COUNCILLOR TURCO – MOVE TO receive, under suspension of the rules, item 8-E communication from Curt T. Bellavance, Dir., Community Development and Planning, regarding city-owned property at 0 Spring Pond Road and refer to the Legal Affairs Committee.
(Unanimous)

P307-25 COUNCILLOR TURCO – MOVE TO receive, under suspension of the rules, Item 9-A Class 1 Motor Vehicle License (Transfer) Asbury Lynnfield M, LLC, 202 Newbury Street, and set up a public hearing.
(Unanimous)

P308-25 COUNCILLOR PEACH – MOVE TO receive, under suspension of the rules, Item 8-H communication from Andrew Levin, Senior Planner, Community Development and Planning, regarding Proposal to amend Zoning Ordinance "Section 8: Flood Boundary and Wetlands Conservancy District" and refer to the public hearing.
(Unanimous)

P309-25 COUNCILLOR PEACH – MOVE TO receive and approve, under suspension of the rules, the following Item 9-B Block Party, subject to all papers being in order:

Alexandra Street & Travis Terrace - July 4, 2025
Shannon Drive & Antrim Road - August 2, 2025
Donna Street - August 2, 2025
Fay Avenue - July 12, 2025

(Unanimous)

P310-25 COUNCILLOR HIGGINS – MOVE TO receive and approve, under suspension of the rules, Item 8-B communication from Thomas St. Pierre, Building Commissioner, Transfer of Special Permit 2-2024; Ze Jiao Lu, 4 Lake Street, Unit 8, subject to all papers being in order.
(Unanimous)

P311-25 COUNCILLOR MANNING-MARTIN – MOVE TO request that Superintendent Josh Vadala, provide the City Council with job descriptions for all administrators in the School Department.
(Unanimous)

P312-25 COUNCILLOR WELTON – MOVE TO receive, under suspension of the rules, Item 8-C communication from Donald L. Conn, City Solicitor, regarding 143 Lynnfield Street.
(Unanimous)

P313-25 COUNCILLOR WELTON – MOVE TO APPROVE THE RESOLUTION SUPPORTING CPR TRAINING IN HIGH SCHOOL.

WHEREAS: Heart disease is the number one cause of death in the United States and second leading cause of death in Massachusetts; and

WHEREAS: Heart disease, including coronary artery disease, heart failure, and arrhythmias, significantly increases the risk of cardiac arrest, a condition in which the heart suddenly stops beating due to an electrical malfunction; and

WHEREAS: Cardiopulmonary resuscitation (CPR), together with an automated external defibrillator (AED), is the most effective way for bystanders to help someone in cardiac arrest. CPR keeps blood flowing to vital organs, while an AED can restart the heart by restoring its normal rhythm; and

WHEREAS: According to the American Heart Association (AHA), immediate CPR can double or triple a person's chances of survival after cardiac arrest, yet only about 40% of people who experience an out-of-hospital cardiac arrest receive the immediate help that they need before professional help arrives; and

WHEREAS: CPR classes can be taught in just 30 to 45 minutes, making them a quick and accessible way to equip students with lifesaving skills; and

WHEREAS: 41 states have recognized the importance of CPR training by mandating it for high school students, making Massachusetts one of only nine states that does not require it for high school graduation; and

WHEREAS: Massachusetts legislators have introduced five bills that seek to make CPR and AED training a requirement in high schools across the Commonwealth:

- S.447, An Act providing hands only CPR training and the use of defibrillators
- S.456, An Act requiring instruction in CPR and the use of defibrillators for high school graduation
- H.556, An Act providing CPR and AED Education for All, AKA The CPR and AED Education for All Act
- H.572, An Act relative to cardiopulmonary resuscitation and automatic defibrillator education in public schools;
- H.750, An Act providing hands only CPR training and the use of defibrillators now therefore be it

ORDERED: That this City Council go on record in support of S.447, S.456, H.556, H.572, and H.750 to ensure high school students receive CPR and AED training, equipping the next generation with life-saving skills; and be it further

ORDERED: That the City Clerk be and hereby is requested to forward a suitably engrossed copy of this Policy Order to the Peabody State House delegation on behalf of the entire City Council.

(Carried 8-0; Councillors Manning-Martin, Gamache, and Rossignoll absent)

P314-25 COUNCILLOR MCGINN – MOVE TO receive, under suspension of the rules, Item 7-A communication from His Honor the Mayor regarding Transfers of Funds – CPA-George Peabody Legacy Park $100,000, CPA-Open Space $100,000, CPA-Preservation Leather History Records $5,000, and refer to the Finance Committee.
(Unanimous)

P315-25 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 $194,803.91 and refer to the Finance Committee.
(Unanimous)

P316-25 COUNCILLOR MCGINN – MOVE TO receive, under suspension of the rules, Item 7-C communication from His Honor the Mayor regarding Transfer of Funds – Cable Fund Expense $12,445.58; $2,765.68 and refer to the Finance Committee.
(Unanimous)

P317-25 COUNCILLOR MCGINN – MOVE TO receive, under suspension of the rules, Item 7-D communication from His Honor the Mayor regarding Transfer of Funds – Cable Fund Expense $120,000 and refer to the Finance Committee.
(Unanimous)

P318-25 COUNCILLOR MCGINN – MOVE TO receive, under suspension of the rules, Item 7-E communication from His Honor the Mayor regarding Transfers of Funds – Departments Payroll Accounts $1,423,900, Department Expenses $1,185,500, Recreation Enterprise-Various Payroll & Expense Accounts $48,000, Water Sewer Enterprise-Various Expense Accounts $686,000 and refer to the Finance Committee.
(Unanimous)

P319-25 COUNCILLOR MCGINN – MOVE TO receive, under suspension of the rules, Item 7-F communication from His Honor the Mayor regarding Operating Budget for Fiscal Year 2026 and refer to the Finance Committee sitting as the Committee of the Whole.
(Unanimous)

P320-25 COUNCILLOR MCGINN – MOVE TO receive, under suspension of the rules, Item 8-F communication from Josh Vadala, Supt. of Schools, regarding FY26 Budget Presentation and FY26 Budget Book and refer to the Finance Committee sitting as the Committee of the Whole.
(Unanimous)

P321-25 COUNCILLOR MCGINN – MOVE TO receive, under suspension of the rules, Item 8-G communication from Michael J. Gingras, Finance Director, regarding Fiscal 2026 City Budget, Budget Overview Presentation and School Budget and refer to the Finance Committee sitting as the Committee of the Whole.
(Unanimous)

P322-25 COUNCILLOR MCGINN – MOVE TO receive, under suspension of the rules, Item 8-A communication from Lindsay Wallin on behalf of Wallin and Khosla, LLC, d/b/a McDonald's, 133 Main Street, regarding Special Permit Application and set up a public hearing.
(Unanimous)

P323-25 COUNCILLOR MCGINN – MOVE TO receive and approve, Entertainment License (Renewal for 2025) Azorean Brotherhood of the Divine Holy Ghost, 20 Howley Street, subject to all papers being in order.
(Unanimous)

P324-25 COUNCILLOR MCGINN – MOVE TO receive and approve, Outdoor Dining License (Renewal for 2025) Azorean Brotherhood of the Divine Holy Ghost, 20 Howley Street, subject to all papers being in order.
(Unanimous)

{10-A}
P325-25 COUNCILLOR MCGINN – BE IT ORDERED by the City Council of the City of Peabody that the City of Peabody appropriate the amount of Two Million Three Hundred Fifty Thousand Dollars ($2,350,000) to pay the costs of the following projects, including the payment of any costs incidental or related thereto:

Roof Replacement	$ 950,000.00
Vehicles	515,000.00
Park Improvements	210,000.00
Equipment	80,000.00
Building Improvements & Mechanical Upgrades	335,000.00
Cemetery Expansion	200,000.00
Technology Upgrades	60,000.00
	$2,350,000.00

It is Further Ordered: That to meet this appropriation the Treasurer with the approval of the Mayor, is authorized to borrow said amount under Chapter 44 of the General Laws or any other enabling authority; that the Treasurer, Mayor, and any other City official is authorized to take such actions necessary or convenient to carry out the purpose of this Order, and that this order be adopted as 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 Gamache and Councillor Rossignoll absent)

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 8:55 p.m.

SUBMITTED TO HIS HONOR THE MAYOR, JUNE 17, 2025
RETURNED BY HIS HONOR THE MAYOR, JUNE 17, 2025

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

COMMUNICATIONS:

His Honor the Mayor re: Transfers of Funds – CPA-George Peabody Legacy Park $100,000
CPA-Open Space $100,000
CPA-Preservation Leather History Records $5,000

His Honor the Mayor re: Transfer of Funds – Cable Fund Expense $194,803.91

His Honor the Mayor re: Transfer of Funds – Cable Fund Expense $12,445.58; $2,765.68

His Honor the Mayor re: Transfer of Funds – Cable Fund Expense $120,000

His Honor the Mayor re: Transfers of Funds – Departments Payroll Accounts $1,423,900
Department Expenses $1,185,500
Recreation Enterprise-Various Payroll & Expense Accounts $48,000
Water Sewer Enterprise-Various Expense Accounts $686,000

His Honor the Mayor re: Operating Budget for Fiscal Year 2026

Lindsay Wallin on behalf of Wallin and Khosla, LLC, d/b/a McDonald's, 133 Main Street, re: Special Permit Application

Thomas St. Pierre, Building Commissioner, Transfer of Special Permit 2-2024; Ze Jiao Lu, 4 Lake Street, Unit 8

Donald L. Conn, City Solicitor, re: 143 Lynnfield Street

Curt T. Bellavance, Dir., Community Development and Planning, re: City-owned property identified as 0 Calumet Street Property ID: 104-131

Curt T. Bellavance, Dir., Community Development and Planning, re: City-owned property at 0 Spring Pond Road

Josh Vadala, Supt. of Schools, re: FY26 Budget Presentation and FY26 Budget Book

Michael J. Gingras, Finance Director, re: Fiscal 2026 City Budget, Budget Overview Presentation and School Budget

Andrew Levin, Senior Planner, Community Development and Planning, re: Proposal to amend Zoning Ordinance "Section 8: Flood Boundary and Wetlands Conservancy District"

Class 1 Motor Vehicle License: (Transfer)

Asbury Lynnfield M, LLC, 202 Newbury Street

Block Party:

Alexandra Street & Travis Terrace – July 4, 2025
Shannon Drive & Antrim Road – August 2, 2025
Donna Street – August 2, 2025
Fay Avenue – July 12, 2025

Outdoor Dining License: (Renewal for 2025)

Azorean Brotherhood of the Divine Holy Ghost, 20 Howley Street