



CITY of BEVERLY PLANNING BOARD

191 Cabot Street
Beverly, Massachusetts 01915
Phone (978) 921-6000
Fax (978) 921-6187

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Mayor

Michael P. Cahill
Planning Director
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Chairperson
Ellen Hutchinson
Vice-Chair
Derek Beckwith

Members

Sarah Bartley
Ellen Flannery
George Gomes
Wayne Miller
Rodney Sinclair
Andrea Toulouse

REGULAR MEETING NOTICE

**Council Chambers, 191 Cabot Street
Wednesday January 18, 2022 at 7:00pm**

This is an in-person meeting.

If a remote option becomes available it will be posted on the City Calendar.

- Call to Order
- 1. Subdivision Approval Not Required Plans
 - a. If any
- Recess for Public Hearings
- 2. Public Hearing: Waiver of Frontage and Definitive Subdivision Plan – 8 and 10 Dolloff Avenue – Andrew Rapisardo and Alision F. Rapisardo
- 3. Public Hearing: Special Permit #183-22 and Site Plan Review #159-22 – 128 Boulder Lane – Oak Forest Farm LLC
- Reconvene Meeting
- 4. Discussion on closed Public Hearings, if not already decided
- 5. Preliminary Subdivision Plan Reviews:
 - a. 240 & 246 Cabot Street – GFP-1 Real Estate, LLC – filed 11/29/22
 - b. 4-6, 7, 8, 10, 12, 14, 16, 18, 20 & 29 Rantoul Street; 26, 28, 28R, 42 & 44 Cabot Street; 8 School Street: 7 & 9 Cox Court – Goldberg Brothers Real Estate LLC and William H. Goldberg, Trustee of Rear 28 Cabot Street – filed 11/30/22
 - c. 119 & 119R Rantoul Street & 44, 46 Rantoul Street – Griffin Engineering Group – filed 12/5/22
 - d. 184 Hart Street – 182-186 Hart Street Realty Trust – filed 12/16/2022
- 6. Request for extension of Letter of Credit: OSRD Site Plan #10-17 – Hickory Hill Way (f/k/a 20, 30 & 40 Webster Avenue) – Extend from December 7, 2022 to February 7, 2023 – Hickory Hill, LLC

7. Discussion: Recommendation to the City Council on Proposed Amendments to the Beverly Zoning Ordinance – Various Articles Related to Building Heights and Inclusionary Housing – submitted by the Planning Director
8. Set Public Hearings, if any
9. Adopt Fiscal Year 2023 Fee in Lieu of Affordable Housing Units – Update of Table 1 per Chapter 315 Inclusionary Housing Regulations
10. Approval of Minutes (as available):
 - a. October 25, 2022
 - b. November 15, 2022
 - c. December 13, 2022
11. New or Other Business:[†]
 - Adjournment

[†] The listing of the foregoing matters are those reasonably anticipated by the Chair up to 48 hours prior to the scheduled meeting time. It is possible that not all items listed on the agenda will be discussed or reached. Matters may be discussed that are submitted or arise with 48 hours of the scheduled meeting if they were not reasonably anticipated by the Chair.