



**CITY of BEVERLY  
PLANNING BOARD**

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

CITY OF BEVERLY  
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2023 FEB -8 A 11: 55

*Mayor*

*Michael P. Cahill*  
*Planning Director*  
*Darlene Wynne, AICP*  
*Chairperson*  
*Ellen Hutchinson*  
*Vice-Chair*  
*Derek Beckwith*

*Members*

*Sarah Bartley*  
*Ellen Flannery*  
*George Gomes*  
*Wayne Miller*  
*Rodney Sinclair*

**REGULAR MEETING NOTICE**

**Monday, February 13, 2023 at 7:00pm**  
**Remote participation only**

Pursuant to Chapter 107 of the Acts of 2022, Section 3, this meeting of the Beverly Planning Board will be conducted via remote participation only. No in-person attendance of members of the public will be permitted, but every effort will be made to ensure that the public can adequately access the proceedings in real time, via technological means. For this meeting, members of the public who wish to attend may do so through the Google Meet information provided below.

**Google Meet joining info: <https://meet.google.com/arm-idyy-iaak>**  
**Or dial: (US) +1 406-948-2161 PIN: 190 672 331#**

**AGENDA†**

- Call to Order
- 1. Election of Officers
- 2. Subdivision Approval Not Required Plans
  - a. If any
- Recess for Public Hearings
- 3. Continued Public Hearing: Continued Special Permit #183-22 and Site Plan Review #159-22 – 128 Boulder Lane – Oak Forest Farm LLC [NOTE: This item will not be discussed at this meeting. A new Public Hearing to be set per Item 4a below]
- Reconvene Meeting
- 4. Set Public Hearings, if any
  - a. Special Permit #183-22 and Site Plan Review #159-22 – 128 Boulder Lane – Oak Forest Farm LLC – Set a new public hearing due to a deficiency in the abutter notifications.

- b. Special Permit #184-23, Site Plan Review #160-23, and Inclusionary Housing Application #24-23 – Barnat Beverly LLC – 100 Rantoul Street – Proposal to use air rights above the MBTA Parking Garage to build a three-story, 70,000 square foot addition to the Holmes Beverly building containing seventy (70) residential apartments, at least eight (8) of which will be affordable housing units (“ Holmes Phase II”)
  - c. Site Plan Review #161-23 – 103 Cabot Street – Cabot Park LLC – Redevelopment of and addition to the existing 4-unit residential structure and convert the property to a mixed- use structure containing a total of eleven (11) residential units and one (1) office unit
5. Approval of Minutes (as available):
- a. October 4, 2022
  - b. October 25, 2022
  - c. November 15, 2022
  - d. December 13, 2022
  - e. January 18, 2023
6. 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.