



# CITY of BEVERLY PLANNING BOARD

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

CITY OF BEVERLY  
PLANNING BOARD  
2023 APR 19 P 1:32

## 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 April 24, 2023 at 7:00pm**  
**Beverly Middle School Library**  
**502 Cabot Street**

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. 5 Preston Place: Andrew Campbell 8 Preston Place
- Recess for Public Hearings
- 2. Continued Public Hearing: Special Permit #183-22 and Site Plan Review #159-22 – 128 Boulder Lane – Oak Forest Farm LLC – Proposal for three 5,000 s.f. warehouse and storage units located in the IR Zoning District and the Water Supply Protection Overlay District
- 3. Continued Public Hearing: Site Plan Review #162-23 – 451 Essex Street – Fazio Enterprises, Inc. Proposal for a mixed use building containing 2,013 s.f. of commercial office space and five townhouse style apartments located in the CN and R15 Zoning Districts
- 4. Public Hearing: Special Permit #185-23 and Modification to Site Plan Review #152-21- 572R Essex Street- Long Hill – The Trustees of Reservations – Proposal for a 500s.f. maintenance garage located in the R22 Zoning District and the Water Supply Overlay District
- Reconvene Meeting
- 5. Discussion on closed Public Hearings, if not already decided
- 6. Preliminary Subdivision Plan Reviews:

7. Set Public Hearings, if any:
  - a. Special Permit #186-23 - Corner of Ellingwood Court and Congress Street – Robert I. Boudreau, 11 Dearborn Avenue, Beverly, MA 01915
  
8. Approval of Minutes (as available):
  - a. November 15, 2022
  - b. December 13, 2022
  - c. January 18, 2023
  
9. New or Other Business:<sup>†</sup>
  - a. Joint Public Hearing with City Council on Order #075 - Zoning Ordinance Map Amendment – May 1, 2023
  
- Adjournment

<sup>†</sup> 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.

<sup>\*8</sup> Two items were added with approval from the Chair on March 6, 2023 and March 7, 2023 as items that were not contemplated by the Chair prior to posting the agenda, but are time sensitive due to expiration of time. Two other public hearings were amended on March 7, 2023 to note that the Applicants have requested to either continue or withdraw; the Board will discuss and vote on those requests at the meeting.