

**CITY of BEVERLY  
ZONING BOARD OF APPEALS**

*Mailing Address: 191 Cabot Street  
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CITY OF BEVERLY  
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2021 MAY 20 A 8:31

*Mayor*

*Michael P. Cahill*

*Chairperson*

*Joel Margolis*

*Administrative Assistant*

*Leanna Harris*

**MEETING NOTICE**

Wednesday, May 26, 2021  
7:00pm.

**Website link:** [meet.google.com/dfv-kbmd-coh](https://meet.google.com/dfv-kbmd-coh)

**Phone:** 402-356-1245 **PIN:** 370737722

**\* PLEASE SEE INSTRUCTIONS BELOW TO REMOTELY ACCESS MEETING\***

Pursuant to Governor Baker's March 12, 2020 Order suspending certain provisions of the Open Meeting Law, G.L. c. 30A §18, and the Governor's March 23, 2020 Order imposing strict limitation on the number of people that may gather in one place, this meeting of the Beverly Zoning Board of Appeals will be conducted via remote participation to the greatest extent possible. No in-person attendance of members or the public will be allowed, but every effort will be made to ensure that the public can adequately access the proceedings in real time, via technological means. In the event that we are unable to do so, despite best efforts, we will post on the City's website an audio or video recording, transcript or other comprehensive record of proceedings as soon as possible after the meeting.

**REMOTE PUBLIC ACCESS TO THIS MEETING WILL BE PROVIDED IN THE FOLLOWING MANNER:**

1. Access through the Google Hangouts Meet application. This application will allow users to view the meeting and request comment using the chat function. **Pursuant to Open Meeting Law, M.G.L. c. 30A, §20, the Chair may elect to recognize the public comment submitted through the Chat function at appropriate points in the meeting.** If any member of the public would like to submit a comment prior to the meeting, or would like to make it known prior to the meeting that s/he would like to comment on any item on the Agenda, individuals should submit comments and requests to Leanna Harris, Administrative Assistant at [lharris@beverlyma.gov](mailto:lharris@beverlyma.gov) as soon as possible.
  - a. **Google Hangouts Meet meeting login instructions:**
    - i. For computers: [meet.google.com/dfv-kbmd-coh](https://meet.google.com/dfv-kbmd-coh)
    - ii. For mobile devices (tablets and smartphones)
      1. Download the free app 'Hangouts Meet by Google' through either



Google Play or the IOS app store

2. Allow the app to access your device's camera and microphone
3. Then click on 'enter meeting code' and type in: 370737722 Then click "ask to join" and a facilitator will enable you to enter the meeting.

**b. Telephone – landlines or cell phones**

- i. Dial: 402-356-1245
- ii. When prompted, enter the pin: 370737722 and a facilitator will enable you to enter the meeting.

2. Applicants and/or representatives required to appear before the Zoning Board of Appeals must make arrangements to present remotely as there meeting location. Documentary exhibits and/or visual presentations must be submitted 5 business days in advance of the meeting to [lharris@beverlyma.gov](mailto:lharris@beverlyma.gov), so that they may be displayed for remote public access viewing.

**AGENDA**

These hearings are scheduled to be noticed to the public in the Salem News on  
5/10/2021 and 5/17/2021

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**CONTINUED PUBLIC HEARINGS**

**Glovsky & Glovsky o/b/o Fresh Fields, LLC** request a **Special Permit** to operate an adult-use recreational marijuana establishment, pursuant to Sections 300-91 and 300-122 of the Beverly Zoning Ordinance. This property is located on 350-354 Rantoul Street in the CC zoning district.

**NEW PUBLIC HEARINGS**

**Alexander & Femino o/b/o Michael LaPenna, Paul LaPenna,  
Nancy Hadley and Marie Hadley**

request a **Variance** to subdivide the existing lot into two (2) lots, one having existing frontage of 50' on Livingstone Avenue and area of 4,254 sq. ft. and the other having 54.25' existing frontage on Ashton Street and area of 4,254 sq. ft. with a proposed single family residence having an 8.1' side yard setback to replace a garage to be removed that is sited directly on the side lot line. The property is located at 75 Livingstone Ave in the R10 zoning district.

**Alexander & Femino o/b/o Amanda Greaves**

requests a **Special Permit/Finding** to change the present use allowed by Special Permit on the premises to professional business office space on the first floor and three one bedroom residential units on the second floor. The use, as modified, will be accomplished within the existing building footprint and envelope. The property is located at 371 Cabot Street in the CN zoning district.



**Michael and Melissa Pescatore**

request a **Variance** to add an addition and a 2-car garage to existing single family dwelling creating a new proposed side yard setback of 1 foot. This property is located at 202 Greenwood Avenue and is in the R45 zoning district.

**Shannon O'Shea**

requests a **Variance** and a **Special Permit** to increase the square footage of a single family residence from 1,240 sq. ft. to 1,908 sq. ft. by expanding the second level floor area while maintaining the existing building footprint. The property is located at 30 Fosters Point in the R10 zoning district.

**OTHER BUSINESS**

Approval of April 28, 2021 ZBA Minutes (Andrews)

Leanna Harris, Administrative Assistant  
Board of Appeals of the Zoning Ordinance