



# CITY of BEVERLY PLANNING BOARD

191 Cabot Street CITY OF BEVERLY  
Beverly, Massachusetts 01915 RECEIVED AND RECORDED  
Phone (978) 921-6000 CITY CLERK'S OFFICE  
Fax (978) 921-6187  
2022 SEP -8 P 2: 10

## Mayor

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

## Members

Sarah Bartley  
Ellen Flannery  
Wayne Miller  
Rodney Sinclair  
Andrea Toulouse

## REGULAR MEETING NOTICE

Beverly Middle School Library  
502 Cabot Street

Tuesday, September 13, 2022 at 7:00pm

This is an in person meeting. Virtual access to the public will be available via Google Meet

Video call link: <https://meet.google.com/ywx-ssce-kjq>

Or dial: (US) +1 929-276-0232 PIN: 130 338 361#

## AGENDA

- Call to Order
- 1. Subdivision Approval Not Required Plans
  - a. Continued: 114 & 116 Livingstone Avenue – 7 Porter Terrace LLC
  - b. 973 Hale Street – Joan L. Mullen
- 2. Modification Request: OSRD #10-17 Hickory Hill Way – 20, 30, & 40 Webster Avenue – Benco LLC
- Recess for Public Hearings
- 3. Continued Public Hearing: Special Permit #182-22 and Site Plan Review #155-22 – 40 Dunham Ridge – 40 Dunham OC, LLC
  - *Anticipated subject areas to be discussed:*
    - *parking and traffic*
    - *general questions from the Board and the public*
- 4. Public Hearing: Site Plan Review #156-22 and Inclusionary Housing #21-22-26, 28, 28R Cabot Street: 4-6, 8 Rantoul Street and portion of 10 Rantoul Street (Map 1, Lots 79, 80; Map 4, Lots 160, 161, 162, 163) – Southwest Rantoul Gateway, LLC
  - *Anticipated subject areas to be discussed:*
    - *Civil and architectural plans*
    - *Inclusionary Housing*
    - *general questions from the Board and the public*
    - *Held for future meeting: parking and traffic*

- Reconvene Meeting
  - Discussion, if Public Hearing is closed: Special Permit #182-22 and Site Plan Review #155-22 – 40 Dunham Ridge – 40 Dunham OC, LLC
  - Discussion, if Public Hearing is closed: Site Plan Review #156-22 and Inclusionary Housing #21-22-26, 28, 28R Cabot Street: 4-6, 8 Rantoul Street and portion of 10 Rantoul Street (Map 1, Lots 79, 80; Map 4, Lots 160, 161, 162, 163) – Southwest Rantoul Gateway, LLC
- 5. Approval of Minutes (as available): July 19, 2022, August 16, 2022
- 6. New or Other Business:<sup>†</sup>
  - a. Planning Board Recommendation for Peer Review: Site Plan Review #154-22 – 218-224 Cabot Street and 18 Federal Street – Leggat McCall Properties LLC [*The public hearing on this project will occur on October 4, 2022*]
  - b. If any
- Adjournment

† Due to the anticipated length of the agenda and complexity of these projects, we are attempting to share specific subject areas expected to be discussed during these public hearings so that the public may make informed decisions about attendance. However, we cannot guarantee that other topics will not be raised.

†† 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.