



CITY of BEVERLY PLANNING BOARD

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CITY OF BEVERLY
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2022 SEP 29 A 11: 08

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
Andrea Toulouse

REGULAR MEETING NOTICE

Beverly Middle School Library
502 Cabot Street

Tuesday, October 4, 2022 at 7:00pm

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

Video call link: <https://meet.google.com/adp-tevz-rbi>

Or dial: (US) 1-240-422-8870 PIN: 683 565 802#

AGENDA

- Call to Order
- 1. Subdivision Approval Not Required Plans
 - a. If any
- 2. Reconsideration of Modification Request: OSRD #10-17 Hickory Hill Way – 20, 30, & 40 Webster Avenue – Modification of an Open Space and Residential Design Site Plan to add a 5-car garage on an existing property – Benco LLC
- Recess for Public Hearings
- 3. Public Hearing: Site Plan Review #157-22 – 350-354 Rantoul Street – Reconstruction of a two-story commercial building for a previously approved marijuana retail facility – 350-354 Rantoul Street LLC
- 4. Continued Public Hearing: Special Permit #182-22 and Site Plan Review #155-22 – 40 Dunham Ridge – Construction of 160 units of Subsidized Elderly Housing in a new 5-story building with 213 parking spaces – 40 Dunham OC, LLC
 - Anticipated subject areas to be discussed:[†]
 - response to comments from prior meeting
 - any remaining questions from the Board and the public
- 5. Continued Public Hearing: Site Plan Review #154-22 and Inclusionary Housing #20-22 – 218-224 Cabot Street and 18 Federal Street – Construct a mixed use building containing 113 residential units, 5,000 square feet of ground floor commercial, and 153 parking spaces – Leggat McCall Properties LLC
 - Anticipated subject areas to be discussed:[†]

- *parking and traffic presentation*
 - *questions from the Board and the public, focusing on parking and traffic*
 - *any remaining questions from the Board and the public*
6. Set Public Hearings
- a. Site Plan Review #158-22 – 119 Rantoul Street – New mixed-use building with 56 residential units, 1,650 sf of commercial space. and 57 parking spaces – Wilso Ventures LLC & Tiny Ventures LLC
- Reconvene Meeting
 - Discussion, if Public Hearing is closed: Site Plan Review #157-22 – 350-354 Rantoul Street – 350-354 Rantoul Street LLC
 - 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 #154-22 and Inclusionary Housing #20-22 – 218-224 Cabot Street and 18 Federal Street – Leggat McCall Properties LLC
7. Approval of Minutes (as available): July 19, 2022, August 16, 2022, September 13, 2022
8. New or Other Business:[†]
- a. 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 discussed.

†† 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.