



CITY of BEVERLY PLANNING BOARD

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CITY OF BEVERLY
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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 25, 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/bvk-qdic-agg>

Or dial: (US) +1 413-471-2409 PIN: 717 711 530#

AGENDA

- Call to Order
- 1. Subdivision Approval Not Required Plans
 - a. If any
- Recess for Public Hearings
- 2. Continued 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:
 - Plan revisions
 - Civil Engineering presentation
 - Brief overview of parking and traffic (still in peer review)
 - general questions from the Board and the public
- 3. Public Hearing: 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
 - Anticipated subject areas to be discussed:
 - All
- Reconvene Meeting

4. Set Public Hearings
 - a. Waiver of Frontage and Definitive Subdivision Plan – 8 and 10 Dolloff Avenue – Andrew Rapisardo and Alision F. Rapisardo
5. Adopt Fiscal Year 2023 Fee in Lieu of Affordable Housing Units – Update of Table 1 per Chapter 315 Inclusionary Housing Regulations¹ (*pending availability*)
6. Presentation and Discussion: Design Standards and Development
 - a. Review working draft of Design Standards, created through a public process between October 2021 and August 2022, to replace existing dimensional requirements in the CC and CN District
 - b. Recap of October 24, 2022 City Council public discussion
7. Approval of Minutes (as available):
 - a. July 19, 2022
 - b. August 16, 2022
 - c. September 13, 2022
 - d. October 4, 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.