



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, November 15, 2022 at 7:00pm

Video call link: <https://meet.google.com/uwe-hsrv-szi>

Or dial: (US) +1 304-224-2388 PIN: 220 845 491#

AGENDA

- Call to Order
- 1. Subdivision Approval Not Required Plans
 - a. 121 Livingstone Avenue – TAM Properties, LLC
 - b. 26, 28 and 28R Cabot Street and 4-6, 8 and 10 Rantoul Street – Goldberg Brothers Real Estate LLC and William Goldberg, Trustee of the Rear 28 Cabot Street Trust
- Recess for Public Hearings
- 2. 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:[†]
 - Traffic and Parking Peer Review
 - Any other outstanding items
- 3. 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:[†]
 - Traffic and Parking Peer Review
 - Any other outstanding items

4. Continued Public Hearing: Site Plan Review #158-22 and Inclusionary Housing #22-22 119 – 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:*[†]
 - *Design Review Board recommendation*
 - *Any outstanding items*
- Reconvene Meeting
5. Minor Modification Request – Hickory Hill Way OSRD Site Plan – Lot 5 – Griffin Engineering Group, LLC
6. Discussion on closed Public Hearings, if not already decided
7. Set Public Hearings, if any
8. Approval of Minutes (as available):
 - a. July 19, 2022
 - b. August 16, 2022
 - c. September 13, 2022
9. New or Other Business:[†]
 - a. Accept and place into the record – Letter from Warrenstreet Architects, Inc., dated November 4, 2022, related to Building Energy Review for 350-354 Rantoul Street (Reverie 73), as requested by the Planning Board
 - b. Zoning Amendments proposed by Planning Department – recommend joint public hearing with City Council
- 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.