



**CITY of BEVERLY
PLANNING BOARD**

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CITY OF BEVERLY
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2023 MAR -6 P 3:52

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*

REGULAR MEETING NOTICE

**Tuesday March 7, 2023 at 7:00pm
Beverly City Hall
191 Cabot Street, 3rd Floor Council Chambers**

This is an in-person meeting.
If a remote option becomes available it will be posted on the City Calendar.

REVISED AGENDA++

- Call to Order
- 1. Subdivision Approval Not Required Plans
 - a. If any
- Recess for Public Hearings
- 2. Public Hearing: Special Permit #183-22 and Site Plan Review #159-22 – 128 Boulder Lane – Oak Forest Farm LLC – Proposal for a 15,000 s.f. warehouse and storage unit located in the IR Zoning District and the Water Supply Protection Overlay District
- 3. Public Hearing: Special Permit #184-23, Site Plan Review #160-23, and Inclusionary Housing Application #24-23 – 100 Rantoul Street – Barnat Beverly LLC – Proposal to use air rights above the MBTA Parking Garage to build a three-story, 70,000 square foot addition to the Holmes Beverly building containing seventy (70) residential apartments, at least eight (8) of which will be affordable housing units (“Holmes Phase II”)
- 4. Public Hearing: Site Plan Review #161-23 and Inclusionary Housing Application #25-23 – 103 Cabot Street – Cabot Park LLC – Redevelopment of and addition to the existing 4-unit residential structure and convert the property to a mixed- use structure containing a total of eleven (11) residential units and one (1) office unit.
- Reconvene Meeting
- 5. Discussion on closed Public Hearings, if not already decided

6. Modification: Special Permit Application #172-19, Site Plan Review Application #140-19, & Inclusionary Housing Application #17-19 – 134-142-146 Rantoul Street & 1-9 Park Street – Depot Square Phase II, LLC
 7. Preliminary Subdivision Plan Reviews:
 - a. 100 Rantoul Street – Barnat Beverly LLC – filed 2/8/2023
 8. Request for Construction Completion Extension to June 6, 2024 – Definitive Subdivision Plan – Livingstone Avenue Improvements – 7 Porter Terrace LLC††
 9. Set Public Hearings, if any:
 - a. Site Plan Review #162-23 – 451 Essex Street – Fazio Enterprises, Inc.
 - b. Waiver of Frontage and Definitive Subdivision Plan – 9 Kernwood Avenue – Nathan M. Seavey & Monica D. Seavey
 10. Approval of Minutes (as available):
 - a. October 4, 2022
 - b. November 15, 2022
 - c. December 13, 2022
 - d. January 18, 2023
 - e. February 13, 2023
 11. New or Other Business:†
 - a. Amendment to Meeting Schedule – move March 28, 2023 meeting to March 29, 2023
- Adjournment

† 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.

†† This item was added with approval from the Chair on March 6, 2023 as an item that was not contemplated by the Chair prior to posting the agenda, but is time sensitive.