

**CITY OF BEVERLY
PUBLIC MEETING MINUTES**

BOARD OR COMMISSION: Beverly Planning Board
DATE: May 25, 2021
LOCATION: Remotely held through Google Hangouts Meet
MEMBERS PRESENT: Chairperson Ellen Hutchinson, Vice-Chair Alexander Craft, Sarah Bartley, Derek Beckwith, Ellen Flannery, Wayne Miller, Rodney Sinclair, Brendan Sweeney, Andrea Toulouse
MEMBERS ABSENT: None
OTHERS PRESENT: Assistant Planning Director Emily Hutchings
RECORDER: Sarah Scott-Nelson

Call to Order

Hutchinson calls the meeting to order at 7:02 p.m. and reads a prepared statement introducing the meeting, the authority to hold a remote meeting, public access and public participation, and meeting ground rules. Hutchinson takes roll call attendance.

Supporting materials that have been provided to members of this body are available from the Planning Department. The public is encouraged to follow along using the posted agenda.

Subdivision Approval Not Required Plans

Holly Lane Tot Lot Parcel – Donald Pasquarello

Bob Griffin, representing the applicant, describes the plan for the City to deed the land from the tot lot to the adjacent property owners, noting that both adjacent property owners gain land in this plan. The Board confirms that this plan meets the standards for a Subdivision Approval Not Required Plan.

Flannery: Seeing that all three standards for a Subdivision Approval Not Required Plan have been met, moves to endorse the Subdivision Approval Not Required Plan for the Holly Lane Tot Lot Parcel, applicant Donald Pasquarello. Seconded by Miller. Hutchinson takes a roll-call vote. The motion carries 9-0.

6B Woodland Road – Hyland J. Homes, LLC

Attorney Thomas Alexander, representing the applicant, describes the plan to trade the neighbor a triangular piece of land in exchange for a 25-foot wide utility easement. The Board confirms that this plan meets the standards for a Subdivision Approval Not Required Plan.

Flannery: Seeing that all three standards for a Subdivision Approval Not Required Plan have been met, moves to endorse the Subdivision Approval Not Required Plan for 6B

Woodland Road – Hyland J. Homes, LLC. Seconded by Miller. Hutchinson takes a roll-call vote. The motion carries 9-0.

Request to Release Bond and Determine Construction Complete – OSRD #2-10 – 875 & 875-1/2 Hale Street (n/k/a West Beach Lane) – Montrose School Park, LLC

Jeff Rhuda notes that all materials have been submitted to the Planning and Engineering Departments and to the Board. Hutchings confirms that the Board can proceed.

Beckwith: Moves to release the Performance Bond in the amount of \$12,430 and determine the construction complete for OSRD #2-10 – 875 & 875-1/2 Hale Street (n/k/a West Beach Lane) – Montrose School Park, LLC. Seconded Bartley. Hutchinson takes a roll-call vote. The motion carries 9-0.

Request to Rescind Decision: Endorsement of a Definitive Subdivision Plan – 133 & 143 Brimbal Avenue – Alexander & Femino (cont.)

Attorney Thomas Alexander, representing the applicant, explains the request for a rescission, noting that this request is distinct from a nullification. Hutchinson notes that the City Solicitor has recommended that Alexander formalize his request, which was amended this afternoon, and that a public hearing has been recommended to consider the request. Hutchinson comments that the City Solicitor recommends that the owner of 133 Brimbal Avenue join Atty. Alexander in this request to rescind the decision and asks if Atty. William Sheehan for the owner of 133 Brimbal Avenue will agree to do so. Atty. Sheehan states that he is not comfortable with joining the request for a rescission yet, but would appear for a public hearing. Hutchinson clarifies that the permission of the owner of 133 Brimbal Avenue was not received for the applicant to seek the endorsement of the Subdivision Plan.

Flannery: Moves to set a Public Hearing for June 22, 2021 on the Request to Rescind Decision: Endorsement of a Definitive Subdivision Plan for 133 & 143 Brimbal Avenue – Alexander & Femino. Seconded by Sinclair. Hutchinson takes a roll-call vote. The motion carries 9-0.

Request by Councilor Stacy Ames to review requirements for and effectiveness of Pest and Rodent Control Plans from project applicants

Councilor Ames explains the rodent problem and subsequent concerns regarding the effectiveness of Pest and Rodent Control Plans. Ames expresses her desire to make the Planning Board aware of the issue in order for the Board to best approach this issue together with the City Administration. Hutchinson notes that requiring a Pest Control Plan, which is submitted to and reviewed by the Health Department, is a standard Planning Board condition of approval for most projects. She raises questions regarding when the pest control plan is implemented, and concerning who determines what triggers the plan. Councilor Ames comments that she believes there has been a lack of implementation of such plans, and reiterates that her aim is to encourage the Administration and Planning Board work together to find solutions for this issue going forward.

Bartley raises some additional questions, noting the dilemma of pets being poisoned due to attempts at rodent control. Bartley raises whether the City Council has the ability to put together a Task Force to study and understand other cities' approaches to such problems, recognizing the intersectional dilemma of health and environmental concerns surrounding this issue. Hutchinson notes the limited oversight and expertise of the Planning Board on the subject and suggests that the next step be compiling and sending questions to the Board of Health. The Board further reviews the subject, and Hutchings confirms she will draft a letter to the Board of Health with the Planning Board's questions.

Request to present updated plans/request for endorsement of Definitive Subdivision Plan – 108 Sohier Road – Anchor Point, LLC – c/o Glovsky & Glovsky

Atty. Miranda Siemasko, representing the applicant, reports that the Land Court process is ongoing, and expresses her hopes that Mylars, which reflect the Planning Board's approved specifications, will be ready for endorsement by the end of the week. The Board discusses the potential parcel changes which may result upon Land Court Review. The Board plans a special meeting for June 1, 2021 at 6:00 p.m. to be held as needed if there is a material change on the project by the Land Court.

Beckwith: Moves to endorse the Definitive Subdivision Plan for 108 Sohier Road – Anchor Point, LLC – c/o Glovsky & Glovsky, as long as the Mylar submitted to the Board substantively reflects the drafts presented and discussed at the Planning Board meeting on May 25, 2021. Seconded by Miller. Hutchinson takes a roll-call vote. The motion carries 9-0.

Set Public Hearings:

Special Permit #180-21 and Site Plan Review #151-21 – 143 Brimbal Avenue, construction of a 3-story addition, with related site improvements, with the change in use from social club/meeting hall to retail establishment and warehouse and fabrication headquarters for a rugs and carpeting business – 143 Brimbal Avenue LLC, c/o Glovsky & Glovsky LLC (cont.)

Miranda Siemasko, notes that the applicant requests a continuation for setting this public hearing and reports that the approval has been appealed by the direct abutter.

Flannery: Moves to table setting a public hearing for Special Permit #180-21 and Site Plan Review #151-21 at 143 Brimbal Avenue, 143 Brimbal Avenue LLC, c/o Glovsky & Glovsky LLC to the June 22, 2021 Beverly Planning Board meeting. Seconded by Beckwith. Hutchinson takes a roll-call vote. The motion carries 9-0.

Approval of Minutes (as available):

April 21, 2021

The Board reviews the minutes for the April 21, 2021 meeting and offers edits.

Flannery: Moves to approve the revised minutes from the April 21, 2021 meeting as amended. Seconded by Craft. Hutchinson takes a roll call vote. The motion carries 8-0-1 (Beckwith abstaining).

May 4, 2021

The Board reviews the minutes for the May 4, 2021 meeting and offers edits.

Sinclair: Moves to approve the revised minutes from the May 4, 2021 meeting as amended. Seconded by Beckwith. Hutchinson takes a roll call vote. The motion carries 9-0.

Other / New business

Receipt of Holmes Beverly Parking Utilization Report (condition 2 of approval for Special Permit #151-16 and Site Plan Review #125-16)

Hutchinson notes that this item has been received and placed on file.

Review: Joint City Council and Planning Board public hearing/meeting has been set for June 7, 2021, to review a zoning change proposal at Trask Lane; consider options on locations to convene following the public hearing

The Board decides to hold an in-person meeting in Conference Room A of Beverly City Hall, 191 Cabot Street, on Monday June 7, 2021 directly following the joint meeting.

Adjournment

Flannery: Moves to adjourn at 9:10 p.m. Seconded by Miller. Hutchings takes a roll call vote. The motion carries 9-0. The next regular meeting of the Planning Board will take place on June 22, 2021.