

GLOVSKY

Counselors-at-Law

Miranda P. Siemasko
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Direct Dial (978) 720-3122

June 13, 2022

BY HAND

Beverly Planning Board
191 Cabot Street
Beverly, MA 01915
Attn: Darlene Wynne, Planning Director

Re: *Site Plan Review Application*
218-224 Cabot Street and 18 Federal Street (Leggat McCall Properties LLC)

Dear Darlene:

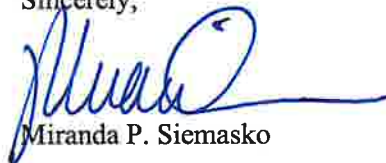
On behalf of Leggat McCall Properties, I enclose the following application materials:

1. Ten (10) copies of the Site Plan Review Application and Addendum;
2. Ten (10) sets each of full size and reduced combined plan sets consisting of civil, architectural and landscape drawings dated June 13, 2022;
3. Certified Abutter List; and
4. Filing Fee in the amount of \$5000 (will be delivered separately by client later today).

Applications for Inclusionary Housing and Design Review will follow separately, together with a Stormwater Report from Hancock Associates and Traffic Study from GPI. Kindly schedule this matter for a public hearing on July 19, as well as for the Parking and Traffic Commission's July 13 meeting.

Should you require any further information, please do not hesitate to contact me.

Sincerely,



Miranda P. Siemasko

MPS/Enclosures

RECEIVED

JUN 13 2022

CITY OF BEVERLY

SITE PLAN REVIEW APPLICATION, or
MODIFICATION OF SITE PLAN REVIEW APPLICATION
(please type or print clearly)

BEVERLY PLANNING
DEPARTMENT

June 13th, 20 22 (date) _____, 20 _____ (date received)

Name of owner *(please print)*: Dana Family Series, LLC, et al

Address of owner: 1340 Centre Street, Suite 101, Newton, MA 02459

Telephone number (H): _____ (W): 617-928-1700

Name of applicant *(please print)*: Leggat McCall Properties, LLC Attn: William D. Gause, E.V.P.

Address of applicant: 10 Post Office Square, Boston, MA 02109

Telephone number (H): _____ (W): 617-422-7011

Address of property: 218-224 Cabot Street and 18 Federal Street

Assessors' Map #: 11 lot#: 247 and 252 zoning district: CC

Total Area of Land: 1.46 acres in total

Description of project: Please see attached Addendum for description of project.

The deed for this property is recorded in See Certificates of Title No. 91221 and 91222
Registry of Deeds, Book # _____, Page # _____

See attached authorization letter
(signature of property owner)

By its attorney,
William D. Gause
(signature of applicant if not owner)

** See attached copy of zoning ordinance for plan and filing requirements and procedure** Also, please file an electronic copy (PDF preferred) of all material by application deadline.

***Addendum to Site Plan Review Application
218-224 Cabot Street and 18 Federal Street***

Leggat McCall Properties, LLC proposes to redevelop the existing commercial property at 218-224 Cabot Street with a substantial renovation and addition to create a new mixed-use building.

The development site includes the entirety of the 1.23-acre parcel known as 218 Cabot Street (Map 11, Lot 247) as well as the .23-acre site used as a municipal parking lot at 18 Federal Street (Map 11, Lot 252).

The Project includes the following components:

- Renovation of the existing building storefronts on Cabot Street to produce approximately 5,000 SF of ground floor commercial space.
- Demolition of the existing one-story addition to the rear of the building and constructing in its place a five-story building containing 4 floors of apartments over podium construction, with ground level parking.
- 113 residential units.
- 153 parking spaces reserved for residential use; commercial parking to be provided by on-street frontage spaces, as well as public parking lots within 500 feet.
- 12 affordable units, restricted for occupancy by a mix of 60% AMI and 80% AMI households; 6 accessible units (*Inclusionary Housing Application to follow separately.*)

The site is located in the CC Zoning District. It has been designed to comply with all applicable dimensional controls and parking regulations and no zoning relief is required for the project.



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RBG PROPERTIES LLC
C/O JAY GOLDBERG
5 RANTOUL ST
BEVERLY, MA 01915

18 BOW ST 11-190
LUC: 325

18 BOW ST LLC
18 BOW ST
BEVERLY, MA 01915

218 CABOT ST 11-247
LUC: 325

DANA FAMILY SERIES LLC
HERMAN DANA FOUNDATION LLC
1340 CENTRE ST #101
NEWTON, MA 02459

11 BOW ST 1L 11-250-1L
LUC: 102

OLIVE GROVE PROPERTIES LLC
8 HAWTHORNE BLVD
SALEM, MA 01970

11 BOW ST 1R 11-250-1R
LUC: 343

WILLIAMS SANDY
34 SMITH CORNER RD
NEWTON, NH 03858

11 BOW ST 2 11-250-2
LUC: 102

VITALE JANA A
11 BOW ST U2
BEVERLY, MA 01915

11 BOW ST 3 11-250-3
LUC: 102

BUCCHERI PAUL A
11 BOW ST U3
BEVERLY, MA 01915

18 FEDERAL ST 11-252
LUC: 337

DANA FAMILY REALTY TRUST
RMD SR REALTY TRUST
1340 CENTRE ST #101
NEWTON, MA 02459

22 FEDERAL ST 11-253
LUC: 970

BEVERLY HOUSING AUTHORITY
137R BRIDGE ST
BEVERLY, MA 01915

23 BOW ST 11-268
LUC: 105

JAY MIN LLC
C/O JAY GOLDBERG
5 RANTOUL ST
BEVERLY, MA 01915

17 BOW ST 11-269
LUC: 105

DELOREY DONALD
1943 MONROE ST UNIT 109A
HOLLYWOOD, FL 33020

15 BOW ST 11-270
LUC: 111

15 BOW STREET LLC
C/O JAY GOLDBERG
5 RANTOUL ST
BEVERLY, MA 01915

4 CHAPMAN ST 11-271
LUC: 105

4 CHAPMAN STREET LLC
129 CABOT ST
NEWTON, MA 02458

6 R CHAPMAN ST 11-272
LUC: 111

SIX CHAPMAN STREET RLTY TRUST
AUDETTE RICHARD R TR
22 OAK ST
BEVERLY, MA 01915

14 CHAPMAN ST 11-273
LUC: 105

PARENT MARIA
14 CHAPMAN ST
BEVERLY, MA 01915

21 FEDERAL ST 11-296
LUC: 104

BEAL BARNEY E
COSTIN ELISABETH
21 FEDERAL ST
BEVERLY, MA 01915

19 FEDERAL ST 11-297
LUC: 104

19 FEDERAL STREET REALTY TRUST
ZELANO REED MARCELLA C TR
6 BASS RIVER RD
BEVERLY, MA 01915

13-15 CHAPMAN ST 11-311
LUC: 940

ROMAN CATHOLIC ARCHBISHOP
OF BOSTON
13 CHAPMAN ST
BEVERLY, MA 01915

6/9/2022
Certified Abutters List
Assessors Office
M. Bravo
Site Plan Review
Parcel ID 11-252
218-224 Cabot St



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RBG PROPERTIES LLC
C/O JAY GOLDBERG
5 RANTOUL ST
BEVERLY, MA 01915

18 BOW ST 11-190
LUC: 325
18 BOW ST LLC
18 BOW ST
BEVERLY, MA 01915

204 CABOT ST 11-221
LUC: 031
56 PLAISTOW ROAD LLC
7 RANTOUL ST STE 100B
BEVERLY, MA 01915

214 CABOT ST 11-246
LUC: 326
214 CABOT STREET RLTY TR
GOLDBERG WILLIAM H ETAL TR
7 RANTOUL ST
BEVERLY, MA 01915

218 CABOT ST 11-247
LUC: 325
DANA FAMILY SERIES LLC
HERMAN DANA FOUNDATION LLC
1340 CENTRE ST #101
NEWTON, MA 02459

228 CABOT ST 11-248
LUC: 325
BARTER BROTHERS INC
17 FRIEND CT
WENHAM, MA 01984

238 CABOT ST 11-249
LUC: 340
GOLDBERG BROTHERS R E LLC
7 RANTOUL ST
BEVERLY, MA 01915

11 BOW ST 1L 11-250-1L
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240 CABOT ST 11-298
LUC: 341
GFP-1 REAL ESTATE LLC
7 RANTOUL ST STE 100B
BEVERLY, MA 01915

13-15 CHAPMAN ST 11-311
LUC: 940
ROMAN CATHOLIC ARCHBISHOP
OF BOSTON
13 CHAPMAN ST
BEVERLY, MA 01915

201 CABOT ST 11-512
LUC: 013
197 CABOT STREET LLC
7 RANTOUL ST SUITE 100B
BEVERLY, MA 01915

225 CABOT ST 11-516
LUC: 960
FIRST PARISH
UNITARIAN CHURCH
225 CABOT ST
BEVERLY, MA 01915

221 CABOT ST 11-517
LUC: 960
FIRST BAPTIST CHURCH
IN BEVERLY
221 CABOT ST
BEVERLY, MA 01915

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