

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

August _____, 20 22 _____, 20 _____
(date) (date received)

Name of owner (please print): (See attached Schedule for owners)

Address of owner: 7 Rantoul Street, Beverly, Massachusetts 01915

Telephone number (H): _____ (W): 978-922-0800

Name of applicant (please print): Southwest Rantoul Gateway, LLC

Address of applicant: 15 Rantoul Street, Beverly, Massachusetts 01915

Telephone number (H): _____ (W): 978-500-0580

Address of property: 26, 28, & 28R Cabot Street; 4-6 & 8 Rantoul Street, and portion of 10 Rantoul Street

Assessors' Map #: See below lot#: _____ zoning district: CC

Total Area of Land: 0.93 acres

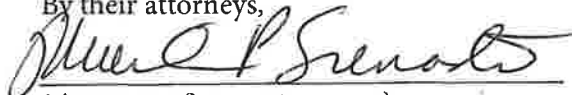
Description of project: Please see attached Addendum for description of project.

Maps/Lots:
26 Cabot Street (Map 1, Lot 79), 28 Cabot Street (Map 1, Lot 80), 28R Cabot Street (Map
4, Lot 160), 4-6 Rantoul Street (Map 4, Lot 161), 8 Rantoul Street (Map 4, Lot 162), and
10 Rantoul Street (Map 4, Lot 163)


The deed for this property is recorded in Please see attached Schedule for recording references.

Registry of Deeds, Book # _____, Page # _____

By their attorneys,


(signature of property owner)

By its attorney,


(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
26, 28, 28R Cabot Street; 4-6, 8, 10 Rantoul Street***

This application is submitted on behalf of Southwest Rantoul Gateway, LLC (“SW Gateway”), a joint venture between two local developers, Goldberg Properties and Beverly Crossing. The Applicant requests Site Plan Review for a proposed mixed-use development to be known as The Gateway (as described more fully below, the “Project”).

The .93-acre development site has been assembled from an assortment of commercial and residential properties located at the southern gateway entrance to Beverly. The properties have been aggregated by Goldberg Properties over several decades beginning in the 1980’s. As shown on the Existing Conditions Plan in the Site Plan Set, there are 5 existing buildings comprising the site, together with a large surface parking area at 28R Cabot Street. The site is bounded by Rantoul Street, Cabot Street and Goat Hill Lane. The site is situated in the CC Zoning District and a portion of the site is within the Depot Parking Overlay District.

The Project has been designed to conform with all applicable zoning requirements and no special permit relief is required. The Project specifically includes the following elements:

- (a) The existing 5 buildings located across 26-28-28R Cabot Street and 4-6-8 Rantoul Street are proposed to be razed. The underlying land parcels, together with a small strip of yard along the southern boundary of 10 Rantoul Street, will be re-divided and then combined to form two separate development lots, which are shown on the accompanying Site Plan as Lots A and B.¹
- (b) Lot A will be conveyed to SW Gateway for the construction of the new mixed-use building. Lot B, which largely consists of an existing surface parking lot, will be retained by an affiliate of Goldberg Properties, and will continue to be used only for parking and access purposes (no buildings). Lot A will retain easement rights over Lot B for (i) access to and from Rantoul Street and Goat Hill Lane and (ii) exclusive use of 30 designated parking spaces to permanently serve the Project.
- (c) Lot A will be developed with a five-story (+/- 53 feet) building (the “Building”), containing 60 apartments, a 250 SF ground-floor office unit and garage parking for 43 cars. As proposed, the Building is an allowed use in the CC District under Section 300-40(B)(3)(b) of the Ordinance, and similarly satisfies all dimensional requirements under Section 300-40(D)(5).
- (d) The unit breakdown will include 4 studio, 21 one-bedroom and 35 two-bedroom units. Five (5) of the 60 units (or 8%) will be permanently restricted for occupancy by 60% AMI households, as permitted under Section 300-104(A)(3) of the Zoning Ordinance. The proposed inclusionary units are dispersed throughout the Building and are noted on the floor plans accompanying the Site Plan Set. An Inclusionary Housing Application accompanies this Site Plan Review application.
- (e) Finally, conforming off-street parking for the Project will be available through a combination of the 43 garage spaces, plus 30 permanently dedicated surface spaces on Lot B, all as more fully described in the Parking Matrix accompanying the Site Plan.

¹ An Application for Endorsement of an ANR Plan to create Lots A and B will be filed separately with the Planning Board, to be acted upon in concert with the final Site Plan Review vote. Both Lots A and B will have the required frontage (50 feet) on public ways (Rantoul Street and Goat Hill Lane) and thus will not constitute a subdivision.

Schedule of Owners

Street Address/ Assessor's Map/Lot	Record Owner	Title Reference (Essex South Registry)
4-6 Rantoul Street (Map 4/Lot 161)	Goldberg Brothers Real Estate LLC	Book 17530, Page 481
8 Rantoul Street (Map 4/Lot 162)	Goldberg Brothers Real Estate LLC	Book 27775, Page 258
10 Rantoul Street (Map 4/Lot 163)	Goldberg Brothers Real Estate LLC	Book 21213, Page 68
26 Cabot Street (Map 1/Lot 79)	Goldberg Brothers Real Estate LLC	Book 17562, Page 422
28 Cabot Street (Map 1/Lot 80)	Goldberg Brothers Real Estate LLC	Book 17530, Page 481
28R Cabot Street (Map 4/Lot 160)	William H. Goldberg, Tr. of the Rear 28 Cabot Street Trust u/d/t dated 4/5/1988 and recorded with ESRD, Book 9460, Page 96	Book 9460, Page 100

9 COX CT 1-74
LUC: 111

GOLDBERG BROTHERS R E LLC
WILLIAM H GOLDBERG FAMILY LLC
7 RANTOUL ST U100B
BEVERLY, MA 01915

7 COX CT 1-75
LUC: 101

GOLDBERG BROTHERS R E LLC
7 RANTOUL ST #100B
BEVERLY, MA 01915

24 CABOT ST 1-77
LUC: 326

SEA REALTY TRUST
AGOURIDIS STANLEY TR
16 PRINCETON ST
PEABODY, MA 01960

24 H CABOT ST 1-78
LUC: 013

LOTITO STEPHEN P JR
24 CABOT ST
BEVERLY, MA 01915

26 CABOT ST 1-79
LUC: 332

GOLDBERG BROTHERS R E LLC
7 RANTOUL ST
BEVERLY, MA 01915

28 CABOT ST 1-80
LUC: 325

GOLDBERG BROTHERS R E LLC
7 RANTOUL ST
BEVERLY, MA 01915

1 FRONT ST 1-82
LUC: 325

HAMOR LON
266 DODGE ST
BEVERLY, MA 01915

15 WATER ST 1-83
LUC: 384

BEVERLY PORT MARINA INC
ATTN SUZANNE KINZIE
43 WATER ST
BEVERLY, MA 01915

1 WATER ST 1-85
LUC: 326

BEVERLY RESTAURANT ASSOC LLC
50 LIBERTY DR UNIT 5D
BOSTON, MA 02210

25 CABOT ST 2-1
LUC: 325

PORTAGE PROPERTIES LLC
25 CABOT ST
BEVERLY, MA 01915

31 CABOT ST 2-13
LUC: 111

DMT REALTY TRUST
C/O J THOMPSON
31 CABOT ST
BEVERLY, MA 01915

27 CABOT ST 2-14
LUC: 013

ALAN S INDECK REVOCABLE TRUST
INDECK ALAN S TR
6 HIDDEN RD
BEVERLY, MA 01915

10 FRONT ST 2-2
LUC: 013

SQUARE ONE REALTY TRUST
FINN DANIEL F TR
16 FRONT ST
BEVERLY, MA 01915

16 FRONT ST 2-3
LUC: 013

HIGHLAND PARTNERS REALTY TRUST
FINN-MARTENS PATRICIA TR
16 FRONT ST
BEVERLY, MA 01915

28 R CABOT ST 4-160
LUC: 111

GOLDBERG BROTHERS TRUST
GOLDBERG RICHARD B & WILLIAM H TR
7 RANTOUL ST
BEVERLY, MA 01915

4-6 RANTOUL ST 4-161
LUC: 111

GOLDBERG BROTHERS R E LLC
7 RANTOUL STREET
BEVERLY, MA 01915

8 RANTOUL ST 4-162
LUC: 101

GOLDBERG BROTHERS R E LLC
7 RANTOUL ST
BEVERLY, MA 01915

10 RANTOUL ST 4-163
LUC: 101

GOLDBERG BROTHERS R E LLC
7 RANTOUL ST
BEVERLY, MA 01915

12 RANTOUL ST 4-164
LUC: 101

GOLDBERG BROTHERS R E LLC
7 RANTOUL STREET
BEVERLY, MA 01915

14 RANTOUL ST 4-165
LUC: 101

GOLDBERG BROTHERS R E LLC
7 RANTOUL STREET
BEVERLY, MA 01915

16 RANTOUL ST 4-166
LUC: 101

GOLDBERG BROTHERS R E LLC
7 RANTOUL ST #100B
BEVERLY, MA 01915

18 RANTOUL ST 4-167
LUC: 101

GOLDBERG BROTHERS R E LLC
7 RANTOUL ST
BEVERLY, MA 01915

20 RANTOUL ST 4-168
LUC: 104

GOLDBERG BROTHERS R E LLC
7 RANTOUL ST
BEVERLY, MA 01915

23 COX CT 4-176
LUC: 104

MCCOOLE FINN
LANE TANNER
23 COX CT
BEVERLY, MA 01915

17 COX CT 4-177
LUC: 316

DEVELOP DESIGNERS INC
25 OCEAN ST
BEVERLY, MA 01915

13 COX CT 4-178
LUC: 111

HERRICK COMMERCIAL INV LLC
P O BOX 7084
BEVERLY, MA 01915

7 RANTOUL ST 5-9
LUC: 0134

GOLDBERG BROTHERS R E LLC
7 RANTOUL STREET
BEVERLY, MA 01915

8/3/2022
Certified Abutter List
Assessor Office
Mr. Bravo
28 R Cabot St
P.O. 4-160
Site Plan Review
(MB)

Southwest Rantoul Gateway LLC

15 Rantoul St
Beverly, MA 01915
978-867-0404

North Shore Bank

15

DATE: August 3, 2022

PAY ONLY **2,590** 00 CENTS

\$*****2,590.00

PAY Two Thousand Five Hundred Ninety and 00/100 Dollars

TO THE ORDER OF City of Beverly
191 CABOT ST
BEVERLY, MA 01915



THE BACK OF THIS DOCUMENT CONTAINS AN ARTIFICIAL WATERMARK—HOLD AT AN ANGLE TO VIEW

⑈000015⑈ ⑆211371298⑆99529748⑈