



**CITY of BEVERLY
PLANNING BOARD**

*191 Cabot Street
Beverly, Massachusetts 01915
Phone (978) 921-6000
Fax (978) 921-6187*

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AGENDA

REGULAR MEETING

**Council Chamber, City Hall, third floor
Tuesday, September 16, 2014
7:00 p.m.**

- Call to Order
- 1. Subdivision Approval Not Required Plans
 - a. 40 Neptune Street – Thomas & Linda Wilburn
 - b. Other, if any
- 2. Request to Set Public Hearing Date – Site Plan Review Application #112-14 and Special Permit Application #138-14 – Construct five-story, mixed-use building with associated surface, structured parking and a solar support structure and special permit to deviate from required number of off-street parking spaces – 50 (52) Dunham Road – Anderson Clarke, LLP
- 3. Request to Set Public Hearing Date – Site Plan Review Application #113-14 and Special Permit Application #139-14 – Site Plan Application to build out North Shore Crossing, consisting of 4 buildings totaling approximately 65,795 square feet of mixed retail, restaurant and office development. Special Permit Application to allow retail use and restaurants selling food for consumption on and off the premises (provided however that Fast Food Restaurants as defined in Section 38.2 of the Beverly Zoning Ordinance shall not be allowed), as well as impervious lot coverage to 75 percent – North Shore Crossing – Brimbal Avenue - CEA Beverly LLC
- 4. Bass River Estates Definitive Subdivision (a.k.a. Folger Avenue Extension) – Request for One-Year Extension of Construction Completion Date (December 31, 2014) – Joseph J. Phelan III, Bass River Beverly LLC
- 5. Request for Minor Modifications to Special Permit #128-11 and Site Plan Review #103-11 – 30 LP Henderson Road – Cicoria Tree & Crane Service, Inc.

6. Update of Inclusionary Housing “Submission Requirements, Procedures & Supplemental Regulations” – Fee in Lieu of Affordable Housing Units Fiscal Year 2015
 - Recess for Public Hearings
 - Continued Concurrent Public Hearings – Open Space Residential Design (OSRD) Site Plan, Definitive Subdivision Plan, Inclusionary Housing Application and Special Permit – 232 Essex Street – create 16-lot subdivision and request to allow payment of a fee in lieu of providing affordable units on-site – DUC Residential LLC
 - Reconvene Meeting
7. Discussion/Decision: Open Space Residential Design (OSRD) Site Plan, Definitive Subdivision Plan, Inclusionary Housing Application and Special Permit – 232 Essex Street – DUC Residential LLC
8. New or Other Business
 - a. If any. This agenda item may include requests to set public hearing dates; requests to establish surety, sign plans, reduce or release performance bonds or other actions pertaining to the administration of subdivision approvals, which could include review and approval of preliminary subdivision plans; requests for minor modifications of site plans; requests for informal discussion over potential future projects; requests for administrative actions and/or recommendations pertaining to zoning amendments.
9. Adjournment