



**CITY of BEVERLY  
PLANNING BOARD**

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

*Michael P. Cahill*

*Planning Director*

*Aaron Clausen*

*Chairperson*

*John Thomson*

*Vice-Chair*

*Ellen Hutchinson*

*Members*

*Catherine Barrett*

*Edwin Barrett, III*

*Ellen Flannery*

*David Mack*

*James Matz*

*Wayne Miller*

*John Mullady*

**AGENDA**

**REGULAR MEETING**

**Beverly Senior Center, 90 Colon Street  
Tuesday, December 16, 2014  
7:00 p.m.**

- **Call to Order**

**Subdivision Approval Not Required Plans**

- a. 14 Beaver Pond Road – Carmen and Elizabeth Frattaroli
- b. Other, if any

- **Recess for Public Hearings**

**Continued Concurrent Public Hearings – 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**

**7:30 Continued Concurrent Public Hearings – Site Plan Review Application #113-14 and Special Permit Application #139-14 – Site Plan Review 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 – 140 Brimbal Avenue - CEA Beverly LLC**

- **Reconvene Meeting**

*Agenda – Beverly Planning Board*

*December 16, 2014*

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1. Discussion/Decision: Site Plan Review Application #112-14 and Special Permit Application #138-14 – 50 (52) Dunham Road – Anderson Clarke, LLP
2. Discussion/Decision: Site Plan Review Application #113-14 and Special Permit Application #139-14 – North Shore Crossing – 140 Brimbal Avenue – CEA Beverly LLC
3. Request to Set Public Hearing Date – Special Permit #141-14 – Create one pork-chop shaped lot – 51 Standley Street – RC Realty Trust and Donna Sweeney
4. Request to Set Public Comment Period and Public Hearing Date - Open Space Residential Design (OSRD) #5-14 – Initial Review and Yield Plan – 44 and 52 Standley Street – RC Realty Trust and Donna Sweeney
5. Cluster Subdivision Plan Chapman’s Corner Estates (Settlement Plan) – Expiration of Letter of Credit (1/15/2015) and Request for Bond Reduction – David Carnevale, Manager, Manor Homes Development LLC
6. 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.
7. Approval of Minutes – May 5, 2014, May 20, 2014, June 16, 2014, June 17, 2014, July 15, 2014, September 16, 2014 and October 21, 2014
8. Adjournment

**REMINDER:**

- **January 13, 2015 @ 7:00 p.m., Special Planning Board Meeting to be held at the Beverly Senior Center, 90 Colon Street**