



**CITY of BEVERLY  
PLANNING BOARD**

*191 Cabot Street  
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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*

**REGULAR MEETING**  
Beverly Senior Center, 90 Colon Street  
Tuesday, February 10, 2015  
**6:30 p.m.**

- Call to Order
- 1. Subdivision Approval Not Required Plans
  - a. if any
- Recess for Public Hearings

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

Public Hearing – Special Permit Application #141-14 – Create One Pork-Chop Shaped Lot - 51 Standley Street – Thomas Carnevale, Trustee of RC Realty Trust

Public Comment Period & Public Hearing – Open Space Residential Design #5-14 – Initial Review and Yield Plan - 8-lot Subdivision - 44 & 52 Standley Street – RC Realty Trust & Donna Sweeney

- Reconvene Meeting
- 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. Discussion/Decision: Special Permit Application #141-14 – Create One Pork-Chop Shaped Lot – 51 Standley Street – Thomas Carnevale, Trustee of RC Realty Trust
4. Discussion/Decision: Open Space Residential Design #5-14 – 44 & 52 Standley Street – RC Realty Trust & Donna Sweeney
5. Request to Set Public Hearing Date – Special Permit Application #142-15 – Create two pork-chop shaped lots – 140 Colon Street – Estate of Barbara M. Rowell
6. Request to Set Public Hearing Date – Special Permit Application #143-15 and Site Plan Review Application #115-15 – Construct five-story residential building within mixed use development – 181 Elliott Street – Beverly Commerce Park, LLP
7. 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.
8. Adjournment