



**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, March 17, 2015  
7:00 p.m.

- Call to Order
- 1. Discussion/Decision: 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 Brimbald Avenue - CEA Beverly LLC
- 2. Subdivision Approval Not Required Plans
  - a. 277, 277R & 279 Hale Street – Lodge, Purtell, and Clarinet Realty Trust
  - b. Other, if any
- Recess for Public Hearings
  - Continued Public Hearing – Special Permit Application #141-14 – Create One Pork-Chop Shaped Lot - 51 Standley Street – Thomas Carnevale, Trustee of RC Realty Trust
  - Continued 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
  - Public Hearing – Special Permit Applications #143-15 and 144-15, Site Plan Review Application #115-15 and Inclusionary Housing Application #07-15 – Construct six-story

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residential building within mixed use development, relocation of existing freestanding sign and to allow payment of a fee in lieu of providing affordable units on site – 181 Elliott Street (aka 201 Elliott Street) – Beverly Commerce Park, LLC

- Public Hearing – Special Permit Application #142-15 – Create two pork-chop shaped lots – 140 Colon Street – Estate of Barbara M. Rowell
- Reconvene Meeting
- 3. Discussion/Decision: Special Permit Application #141-14 – 51 Standley Street – Thomas Carnevale, Trustee of RC Realty Trust
- 4. Discussion/Decision: Open Space Residential Design #5-14 Initial Review and Yield Plan – 44 & 52 Standley Street – RC Realty Trust & Donna Sweeney
- 5. Discussion/Decision: Special Permit Applications #143-15 and 144-15, Site Plan Review Application #115-15 and Inclusionary Housing Application #07-15 – 181 Elliott Street (aka 201 Elliott Street) – Beverly Commerce Park, LLP
- 6. Discussion/Decision: Special Permit Application #142-15 – 140 Colon Street – Estate of Barbara M. Rowell
- 7. Request to Set Public Comment Period and Public Hearing Date - Open Space Residential Design (OSRD) #6-15 – Initial Review and Yield Plan – 2 Lots - 30 Foster Street – Lindallwood Realty Trust
- 8. Request to Set Public Hearing Date – Special Permit #145-15, Site Plan Review #116-15 and Inclusionary Housing #08-15 – Construct multi-use building with 72 residential units and 72 parking spaces with retail/commercial space on ground floor – 131 Rantoul Street – Depot Square Phase III LLC
- 9. New or Other Business
  - a. Community Preservation Committee Priorities for 2015
  - b. 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.
- 10. Approval of Minutes – January 13, 2015 and January 21, 2015
- 11. Adjournment