



**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*

AGENDA  
REGULAR MEETING

Council Chamber, City Hall, third floor  
Tuesday, June 16, 2015  
7:00 p.m.

- Call to Order
- 1. Subdivision Approval Not Required Plans
  - a. 11 & 19 Frankwood Avenue – Jonathan & Cecile Tagliani & Thomas M. Roberts, Trustee
  - b. 112 & 114 Hull Street – Edward Winslow / William Peterman & Lindsey Roy
  - c. Other, if any
- 2. Approval of Minutes– January 13, 2015 (revised draft) January 21, 2015, February 10, 2015, March 17, 2015, and April 14, 2015
- Recess for Public Hearings
  - Continued Public Hearing – Special Permit #145-15, Site Plan Review #116-15 and Inclusionary Housing #8-15 – 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
  - Continued Public Hearing - Open Space Residential Design (OSRD) #7-15 – Initial Review and Yield Plan – 7 Lots – 50 and 54 Boyles Street – Symes Development & Permitting LLC
  - Public Hearing – Open Space Residential Design (OSRD) Site Plan Application #6-15 – 30 Foster Street – Lindallwood Realty Trust
  - Public Hearing – Special Permit Application #146-15 – Convert existing office space to residential use in CC/RHD Zone – 70-72 Cabot Street – RBG Properties LLC
- Reconvene Meeting

3. Continued Discussion/Decision: Special Permit Applications #143-15 and 144-15, Site Plan Review Application #115-15 and Inclusionary Housing Application #7-15 – 181 Elliott Street (aka 201 Elliott Street) – Beverly Commerce Park, LLP
4. Discussion/Decision: Special Permit #145-15, Site Plan Review #116-15 and Inclusionary Housing #8-15 – 131 Rantoul Street – Depot Square Phase III LLC
5. Discussion/Decision – Open Space Residential Design (OSRD) #7-15 – Initial Review and Yield Plan – 7 Lots – 50 and 54 Boyles Street – Symes Development & Permitting LLC
6. Discussion/Decision – Open Space Residential Design (OSRD) Site Plan Application #6-15 – 30 Foster Street – Lindallwood Realty Trust
7. Discussion/Decision – Special Permit Application #146-15 – 70-72 Cabot Street – RBG Properties LLC
8. Bass River Estates Definitive Subdivision (a.k.a. Folger Avenue Extension) – Request for Six Month Extension of Construction Completion Date (June 30, 2015) – Joseph J. Phelan III, Bass River LLC
9. Open Space Residential Design Site Plan (OSRD) and Definitive Subdivision Plan – Essex Crossing - 232 Essex Street – Request to Release Lots from Form G Covenant and for Acceptance of a Tri-Party Agreement - DUC Residential LLC
10. Set Public Hearing - Off Nelson Avenue Definitive Subdivision Plan – Create 2 new lots and Extension of Nelson Avenue – Matthew E. Power, Trustee of Fairlee Nominee Realty Trust
11. Set Public Hearing – Special Permit Application #147-15 – Request to share on-site parking for mixed use property for new tenant (Section 38-25.D.1) - 50 Dodge Street – Appleseed's Square Condominium Trust
12. 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.
13. Adjournment