



# 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

Beverly Senior Center, 90 Colon Street  
Tuesday, September 15, 2015  
7:00 p.m.

- Call to Order
- 1. Subdivision Approval Not Required Plans
  - a. 12 Enon Street – S. Walkup, P. Walkup, & V. Turner
  - b. 32 & 40 Brackenbury Lane – Forty Brackenbury Trust / J. & J. Barnett
  - c. 159 Lothrop Street and 16 Orchard Street – L. & P. Scanlon
  - d. Other, if any
- 2. Approval of Minutes– May 20, 2015, June 15, 2015, June 16, 2015, and July 21, 2015
- Recess for Public Hearings
  - Continued 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
  - Continued 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
  - Public Hearing – Open Space Residential Design (OSRD) #8-15 – Initial Review and Yield Plan – Create 6 new residential lots for a total of 7 Lots – 11-15 Sunnycrest Avenue – PD Building, LLC
  - Concurrent Public Hearings – Open Space Residential Design (OSRD) Site Plan and Definitive Subdivision Plan – Cove Village – 50 and 54 Boyles Street - Create 6 new residential lots for a total of 7 - Symes Development & Permitting LLC

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- Concurrent Public Hearings - Open Space Residential Design (OSRD) Site Plan and Definitive Subdivision Plan – Standley Street Gardens – Create 8 new residential lots - 44 and 52 Standley Street – Thomas Carnevale, Trustee of RC Realty Trust
  
- Reconvene Meeting
  
- 3. Discussion/Decision: Off Nelson Avenue Definitive Subdivision Plan – Matthew E. Power, Trustee of Fairlee Nominee Realty Trust
  
- 4. Discussion/Decision – Special Permit Application #147-15 – 50 Dodge Street – Appleseed’s Square Condominium Trust
  
- 5. Discussion/Decision – Open Space Residential Design (OSRD) #8-15 – Initial Review and Yield Plan – 11-15 Sunnycrest Avenue – PD Building, LLC
  
- 6. Discussion/Decision – Open Space Residential Design (OSRD) Site Plan and Definitive Subdivision Plan – Cove Village – 50 and 54 Boyles Street – Symes Development & Permitting LLC
  
- 7. Discussion/Decision – Open Space Residential Design (OSRD) Site Plan and Definitive Subdivision Plan – Standley Street Gardens – 44 and 52 Standley Street – Thomas Carnevale, Trustee of RC Realty Trust
  
- 8. Modification to Definitive Subdivision Plan – Bass River Estates – Folger Avenue – Bass River Beverly LLC
  
- 9. Open Space Residential Design Site Plan (OSRD) and Definitive Subdivision Plan – Essex Crossing - 232 Essex Street – Performance Bond Reduction - DUC Residential LLC
  
- 10. Update of Inclusionary Housing “Submission Requirements, Procedures & Supplemental Regulations” – Fee in Lieu of Affordable Housing Units Fiscal Year 2016
  
- 11. 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.
  
- 12. Adjournment