



**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
Michael Rotondo*

AGENDA

REGULAR MEETING

Council Chamber, 191 Cabot Street
Tuesday, June 21, 2016
7:30 p.m.

****please note change in time****

Call to Order

1. Subdivision Approval Not Required Plans
 - a. 167 Hale Street/14 East Corning – First Federated Church of Beverly
 - b. 141 Hale Street and 151R Hale Street – Christ / Silva & Trout
 - c. 12 and 45 Whitehall Circle – Manor Homes Development, LLC
 - d. Other, if any
 2. Request for Minor Modification to Chapman's Corner Estates Cluster Subdivision Settlement Plan – Manor Homes Development, LLC
 3. Request for Minor Modification to Site Plan Review #121-16 – 102 Cherry Hill Drive – 102 Cherry Hill Development, LLC, c/o Connolly Brothers, Inc.
- Recess for Public Hearings
 - Public Hearing – Site Plan Review Application #124-16 – Construct 4,800 sq. ft. storage building – 62 Dunham Road – Iron Tree Service, LLC
 - Continued Public Hearing – Special Permit Application #149-16, Site Plan Review Application #122-16 and Inclusionary Housing Application #09-16 – Construct 5-story, mixed-use building with retail/commercial space on ground floor and related parking, utility and landscaping improvements – 480 & 482 Rantoul Street – Beverly Crossing 480, LLC

- Reconvene Meeting
- 4. Discussion/Decision: Site Plan Review Application #124-16 – 62 Dunham Road – Iron Tree Service, LLC
- 5. Discussion/Decision: Special Permit Application #149-16, Site Plan Review Application #122-16 and Inclusionary Housing Application #09-16 – 480 & 482 Rantoul Street – Beverly Crossing 480, LLC
- 6. Bass River Estates Definitive Subdivision (a.k.a. Folger Avenue Extension) – Request for Extension of Construction Completion Date (June 30, 2016) – Joseph J. Phelan III, Bass River LLC
- 7. Set Public Hearing – Open Space Residential Design (OSRD) Site Plan #09-16 and Definitive Subdivision Plan – 122 Cross Lane – Create 3 New Residential Lots - Benco, LLC
- 8. Approval of Minutes: February 9, 2016 and February 16, 2016
- 9. 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.
- 10. Adjournment