



CITY of BEVERLY PLANNING BOARD

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John Thomson
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Members

Catherine Barrett
Edwin Barrett, III
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David Mack
James Matz
Wayne Miller
Michael Rotondo

AGENDA

REGULAR MEETING

Council Chamber, 191 Cabot Street
Tuesday, September 20, 2016
7:00 p.m.

Call to Order

1. Subdivision Approval Not Required Plans
 - a. 100 Hull Street – Geraldine Driscoll Realty Trust / MJP Properties
 - b. Other, if any
2. Continued: OSRD Waiver Request – 100 Hull Street – MJP Properties
- Recess for Public Hearings
 - Continued Public Hearing – Open Space Residential Design (OSRD) Site Plan #9-16 and Definitive Subdivision Plan – 122 Cross Lane – Create 3 New Residential Lots – Benco, LLC
 - Public Hearing – Modifications to Site Plan Review Application #125-16 and Special Permit Application #151-16 – Demolish existing building, construct new facility containing approx. 65,000 sq. ft. of manufacturing space, 23,000 sq. ft. of office and 10,000 sq. ft. of storage; deviation from off street parking requirements – 55 Cherry Hill Drive – Krohne, Inc.
- Reconvene Meeting
3. Discussion/Decision: Open Space Residential Design (OSRD) Site Plan #9-16 and Definitive Subdivision Plan - 122 Cross Lane – Create 3 New Residential Lots - Benco, LLC
4. Discussion/Decision: Modifications to Site Plan Review Application #125-16 and Special Permit Application #151-16 – 55 Cherry Hill Drive – Krohne, Inc.

5. Set Public Hearing Date – Site Plan Review Application #125-16, Special Permit Application #151-16 and Inclusionary Housing Application #10-16 – Construct six-story, mixed-use, 70,000 +/- sq. ft. building with 4,500 +/- sq. ft. of commercial/retail use and 67 residential units; deviation from parking requirements for commercial/retail use, height limit and percentage of residential floor area – MBTA parcel – 112 Rantoul Street – Barnat Beverly LLC (Informal presentation to follow)
6. Request for Minor Modification to Site Plan Review #112-14 – 52 Dunham Road – Anderson Clarke, LLP
7. Open Space Residential Design Site Plan (OSRD) & Definitive Plan – Sunnycrest Circle – 11-15 Sunnycrest Avenue - Land Court Plan Endorsement – PD Building LLC
8. Open Space Residential Design Site Plan (OSRD) and Definitive Subdivision Plan – Essex Crossing - 232 Essex St. – Request for Extension of Construction Completion Date (October 21, 2016) and Bond Reduction - DUC Residential LLC
9. Bass River Estates Definitive Subdivision (a.k.a. Folger Avenue Extension) – Request for Extension of Construction Completion Date (September 30, 2016) – Joseph J. Phelan III, Bass River LLC
10. 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.
11. Adjournment