



CITY of BEVERLY PLANNING BOARD

*191 Cabot Street
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Mayor

*Michael P. Cahill
Planning Director
Aaron Clausen
Chairperson
Ellen Hutchinson
Vice-Chair
Edwin Barrett, III*

Members

*Sarah Bartley
Derek Beckwith
William Boesch
Alexander Craft
Ellen Flannery
Allison Kilcoyne
Wayne Miller*

AGENDA

REGULAR MEETING

**Council Chamber, 191 Cabot Street
Tuesday, June 18, 2019
7:00 p.m.**

- Call to Order
- 1. Subdivision Approval Not Required Plans
 - a. 106 and 108 Bridge Street – Frates Realty Trust / Nancy E. Frates, Trustee
 - b. Others, if any
- 2. Approval of Minutes: April 9, 2019, April 30, 2019, May 21, 2019 (*as available*)
- Recess for Public Hearings
- 3. Continued Public Hearing: Livingston Avenue Definitive Subdivision Plan (7 Porter Terrace) – Extend and improve Livingstone Avenue by approximately 475’ and create 3 new building lots with 1 lot remaining on Porter Terrace, and associated infrastructure improvements – 7 Porter Terrace, LLC
- 4. Continued Public Hearing: OSRD #11-18 – Off Thaxton Road and Grover Street – Construct a new 250’ long dead-end private roadway off of Thaxton Road with 3 new single-family residential lots and a 3.15-acre open space parcel – Hickory Street Realty Trust
- 5. Public Hearing: City Council Order #393 – Proposed Package of Amendments to the Beverly Zoning Ordinance to Correct References, Clarify Applicability, and Procedural Requirements – Recommendation to City Council
- Reconvene Meeting
- Discussion & Action on Public Hearing Items (as necessary)
- 6. Request for Extension: Special Permit #152-16 – Requesting 6-month extension of the Special Permit through January 3, 2020 – 50 Dunham Road – Vitality Senior Living LLC

7. Request for Minor Modification: Site Plan Review #26-95 – Requesting modification to reduce parking spaces shown on an approved site plan to install a generator – 78 Cherry Hill Drive – C.E. Cyr Construction Co, Inc.
8. Request for Minor Modification: Site Plan Review #130-17 and Requesting modification to enclose a carport area for maintenance and trash storage in lieu of parking spaces and to add exterior lighting – 199 & 199 Rear Rantoul Street – Beverly Crossing LLC
9. Request for Minor Modification: Site Plan Review #131-17 and Special Permit #162-17 – Requesting modification to add exterior lighting – 211 & 211 Rear Rantoul Street – Beverly Crossing LLC
10. Request for Activation of Land-banked Parking Spaces – Site Plan Review #113-14 – North Shore Crossing – 140 Brimbal Avenue – CEA Beverly LLC
11. Set a Public Meeting: 59 Ober Street – Court Order remanding to the Board to hold a public meeting on an Approval Not Required Endorsement – 59 Ober Street LLC
12. Set a Public Hearing: Ellingwood Court Definitive Subdivision Plan – to extend a roadway by sufficient length to create frontage for an existing lot – 40 Ellingwood Court – Anthony P. Baltas
13. Set a Public Hearing: Site Plan Review #140-19, Special Permit #172-19, and Inclusionary Housing Permit #17-19 – “Depot II” - a mixed commercial and residential building containing 115 residential units with associated parking and site improvements – 134-142-146 Rantoul Street and 1-9 Park Street – Depot Square Phase II, LLC
14. New/Other Business
 - a. Staff Update: 20-30-40 Webster Ave OSRD Cart Path
 - b. Board Discussion: Standard Planning Board Conditions / Planning Board processes
 - c. Beverly Master Plan Update
 - d. Other business not known at the time of the posting of this agenda.
15. Adjournment

The listing of the foregoing matters are those reasonably anticipated by the Chair up to 48 hours prior to the scheduled meeting time. It is possible that not all items listed on the agenda will be discussed or reached. Matters may be discussed that are submitted or arise with 48 hours of the scheduled meeting if they were not reasonably anticipated by the Chair.