

CITY OF BEVERLY

SITE PLAN REVIEW APPLICATION, or
MODIFICATION OF SITE PLAN REVIEW APPLICATION

(please type or print clearly)

June 10 _____, 20 19 _____, 20 _____
(date) (date received)

Name of owner *(please print)*: Depot Square Phase II, LLC

Address of owner: c/o Glovsky & Glovsky LLC, 8 Washington Street, Beverly, MA 01915

Telephone number (H): _____ (W): (978) 720-3122

Name of applicant *(please print)*: same as above

Address of applicant: same as above

Telephone number (H): _____ (W): _____

Address of property: 134-142-146 Rantoul Street and 1-9 Park Street

Assessors' Map #: 4 lot#: 85/86/87/88/89 zoning district: CC

Total Area of Land: 28,850 SF in the aggregate

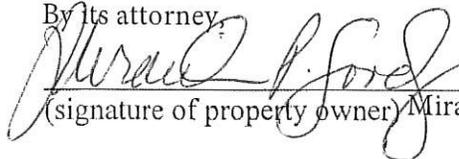
Description of project: Mixed commercial and residential use project, with associated parking and site improvements, as more particularly described in the attached Addendum.

The deed for this property is recorded in Essex South Registry of Deeds/Registry District

Registry of Deeds, Book # 37561, Page # 23 and 140.

See also Document No. 539480

By its attorney,



(signature of property owner) Miranda P. Gooding, Esq.

(signature of applicant if not owner)

** See attached copy of zoning ordinance for plan and filing requirements and procedure** Also, please file an electronic copy (PDF preferred) of all material by application deadline.

CITY OF BEVERLY PLANNING BOARD
SPECIAL PERMIT APPLICATION FORM, or
MODIFICATION OF SPECIAL PERMIT APPLICATION
(please type or print clearly)

Date: June 10, 2019

Received by: _____

1. Name & Mailing address of petitioner: Depot Square Phase II, LLC
c/o Glovsky & Glovsky, LLC 8 Washington Street Beverly, MA 01915 Attn: Miranda Gooding, Esq.

2. Name & Mailing address of property owner: same as above

3. Petitioner's telephone number: 978.720.3122 Fax number: 978.720.3181

4. Property owner's telephone number: _____ Fax number: _____

5. Street address of subject property: 134-144-146 Rantoul Street and 1-9 Park Street
Assessors Map/Lot Numbers: Map 4, Lots 85, 86, 87, 88 and 89

6. If petitioner is the owner, state date of acquisition and the name of the person from whom title was acquired: See Addendum attached for site ownership history.

7. If petitioner is not the owner, state interest or status of petitioner in land: _____

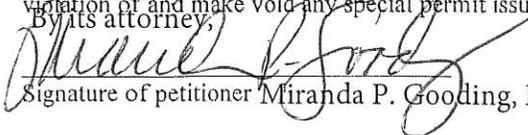
8. Specific provision(s) of the zoning ordinance involved in this application:
Section 300-40D(5)(f) (for building height); Section 300-59D (for residential parking)

9. State the use for which permission is being sought: Mixed commercial and residential building, containing 115 residential units, as more particularly described in the attached Addendum.

10. Is the property which is the subject of this application contiguous to other land held in common ownership? No.

The successors agree for themselves, their successors in title, and assigns to comply continuously with such conditions, limitations, and safeguards as may be specified by the Planning Board and that failure to so comply or failure to use said lot or building (if any) for the purpose above specified shall constitute a violation of and make void any special permit issued pursuant hereto.

By its attorney,


Signature of petitioner Miranda P. Gooding, Esq.

Signature of property owner

REQUIRED ATTACHMENTS

- Copy of current property deed
- Evidence of petitioner's right to file application if applicable (e.g. purchase and sale agreement, signed and notarized statement from property owner)
- Copy of most current record plan
- Twelve (12) copies of plan(s) drawn in accordance with the Board's requirements for said plans, and ten (10) additional copies of plans, size 11" x 17"
- \$400.00 filing fee (cash or check made payable to the City of Beverly)
- List of names and addresses of parties in interest as defined by M.G.L. Chapter 40A, Section 9
- Submit an electronic copy (PDF preferred) of all material by application deadline

APPENDIX A – INCLUSIONARY HOUSING APPLICATION FORM

CITY OF BEVERLY PLANNING BOARD
INCLUSIONARY HOUSING APPLICATION

(please type or print clearly)

File one (1) original and eleven (11) copies of completed form with the Beverly Planning Board together with a \$100.00 filing fee. One (1) completed form will also be filed with the City Clerk. See attached copy of *Inclusion of Affordable Housing Submission Requirements, Procedures & Supplemental Regulations* (the "Regulations") and Zoning Ordinance Section 29-34, *Inclusion of Affordable Housing* for plan filing requirements and review procedure.

June 10 _____, 20 19 _____, 20 _____
(date) (date received)

Name of owner *(please print)*: Depot Square Phase II, LLC

Address of owner: c/o Glovsky & Glovsky LLC, 8 Washington St. Beverly, MA 01915

Telephone number (H): _____ (W): 978-720-3122

Name of applicant *(please print)*: same as above

Address of applicant: same as above

Telephone number (H): _____ (W): _____

Address of property: 134-142-146 Rantoul Street and 1-9 Park Street

Assessors' Map #: 4 lot#: 85/86/87/88/89 zoning district: CC

Total Area of Land: _____

The deed for this property is recorded in Essex South Registry of Deeds/Registry District
Registry of Deeds, Book # 37561, Page # 23 and 140; see also Document #539480

Total Number of Units: 115 market rates units; 10 60% AMI "credit units" to be applied.

Description of project. Include identification of the lots(s) proposed for Inclusion (On-Site) Units and the type of dwelling unit(s):

Market Rate Units: 115 apartments, consisting of 9 studios, 87 one-bedroom and 19 two-bedroom apartments.

Inclusion Units: 10 apartments, consisting of 6 two-bedroom apartments at 2 Hardy Street and 4 three-bedroom apartments at 461 Rantoul Street

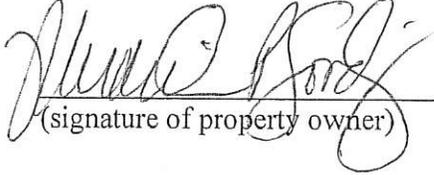
See exhibits in accompanying appendix for prior special permit decisions and floor plans.

APPENDIX A – INCLUSIONARY HOUSING APPLICATION FORM

Is this project subject to Site Plan Review under Section 29-29.C or 29-24.B of the Beverly Zoning Ordinance? Yes XX No _____

Is this project subject to a Special Permit or subdivision filing with the Beverly Planning Board? Yes XX No _____

Depot Square Phase II, LLC, by its attorney



(signature of property owner)

(signature of applicant if not owner)

Required Attachments

1. Site Plan conforming to Zoning Ordinance Section 29-24.B, 29-29.C, or 29-29.C.3 pursuant to Section 2.1.3 and 2.1.4 of the Regulations.
2. Data demonstrating compliance with Sections 29-34.C. "Housing Affordability" and 29-34.E. "Minimum Percentage of Affordable Units" of the Zoning Ordinance.
3. Data demonstrating compliance with Section 29-34.H. "Dimensional and Density Regulations" of the Zoning Ordinance - for Inclusion (on-site) Units only.
4. Elevations, sample floor plans and interior finish specifications for typical market-rate and affordable housing units (unless applicant requests deferment from Planning Board pursuant to Section 2.1.8. of the Regulations).
5. Draft Regulatory Agreement, Draft Affordable Housing Deed Rider and Draft Affirmative Marketing Plan.
6. Proposed schedule of maximum affordable purchase prices or rents pursuant to Section 2.4 of the Regulations.
7. For projects requiring a special permit pursuant to Section 29-34 of the Zoning Ordinance, applicants shall submit information pursuant to Section 4 of the Regulations.

Requested Relief

These applications seek the following relief from the Planning Board:

- (i) Site Plan Approval under Section 300-98A of the Zoning Ordinance;
- (ii) Special Permit under Section 300-40D(5)(f) of the Zoning Ordinance to authorize building height of approximately 73 feet in the CC Overlay District;
- (iii) Special Permit under Section 300-59D to authorize one (1) on-site parking space for all 2-bedroom dwelling units in the project, consistent with the parking requirement in the Depot Overlay District;
- (iv) Inclusionary Housing Application under Section 300-108C to authorize the use of ten (10) previously approved “credit units” to satisfy the affordable housing requirement for the project; and
- (v) Such other relief that may be required to approve the proposed project.

Existing Conditions

The project site consists of 5 separately assessed lots, all of which are currently owned by the applicant, Depot Square Phase II, LLC, an affiliate of Beverly Crossing. Copies of the deeds conveying the lots to the applicant are included as exhibits.

The site is located in the CC (Central Business) Zoning District, across the street from the Beverly Depot MBTA station, and represents a core parcel in the area that has been the focus of the City’s transit-oriented zoning efforts over the past decade. The entire site is located in the CC (Height) Overlay District. The 3 lots with frontage on Rantoul Street are located in the Depot Parking Overlay District, however, the 2 lots that front on Park Street are not. The site is also situated in the Core Pedestrian Area, with frontage on 2 of the designated “primary streets”, Rantoul Street and Railroad Avenue.

The 5 lots include approximately 28,850 square feet of area in the aggregate, and together constitute an entire city block with primary frontage on Rantoul Street and Railroad Avenue, as well as frontage along Park Street and Pleasant Street. In addition to the Beverly Depot Station, prominent nearby uses include the, Post Office and Odell Park.

The existing lots are now numbered and used as follows:

| | |
|--------------------|--|
| 134 Rantoul Street | office (Enterprise Rent-a-Car) |
| 142 Rantoul Street | vacant (formerly chiropractor office/apartments) |
| 146 Rantoul Street | vacant (formerly Casa De Luca restaurant) |
| 1 Park Street | vacant (formerly veterans housing/Press Box) |
| 9 Park Street | parking |

Demolition delay proceedings before the Beverly Historic District Commission have been completed for the 3 vacant buildings, with the demolition delay for 142 Rantoul Street and 1 Park Street having previously expired in January 2014, and the demolition delay for 146 Rantoul Street due to expire in April, 2020.

Project Description

The applicant proposes to redevelop the site with a 6-story, mixed commercial and residential building containing 115 apartments, approximately 7975 square feet of ground floor commercial space, a two-level underground parking garage and related site improvements.

The proposed apartment residences will include 87 one-bedroom, 19 two-bedroom units, and 9 studio apartments. Customary resident amenities will be provided, including a fitness room, common area kitchen/lounge space, pet spa, bicycle repair and storage lockers. The retail space is proposed to be divided into at least three separate storefronts located on Rantoul Street and Railroad Avenue. The parking garage will be accessed from Park Street and will include a total of 115 spaces designated for use by residential tenants. The existing 32 on-street street parking spaces located within the frontage of the property along Railroad Avenue, Rantoul Street and Pleasant Street will be available to satisfy the 30 parking spaces required for the proposed 7975 +/- square feet of commercial space.

The project will prominently feature a large public plaza along the Railroad Avenue side of the building, which is designed to encourage active urban uses such as outdoor café dining and public pedestrian use associated with adjacent uses at the Beverly Depot and Odell Park, as well as the uses within the building. The plaza will also include public art and a proposed pedestrian-friendly exhibit to commemorate the transportation history associated with the Beverly Depot-Odell Park National Register District, which will be designed in consultation with representatives of Historic Beverly. Additional opportunities for public art along the façade of the building are also proposed.

The proposed architectural design reflects input received during a significant public engagement process which preceded the filing of these applications, including multiple meetings with the Ward 2 Civic Association and its design subcommittee, Beverly Main Streets and Planning Department staff.

Zoning Compliance

Use. This mixed use building with activated ground floor uses along the two main corridors of Rantoul Street and Railroad Avenue is allowed as a matter of right under Section 300-40B(3)(a). 100% of the ground floor is designed to accommodate activated ground floor uses along these 2 streets, with no more than 25% of the frontage along Railroad Avenue being used for residential lobby/circulation.

Dimensional Requirements; Special Permit Request. Under Section 300-40D(5) of the Zoning Ordinance, the only dimensional controls that apply to the project are minimum frontage (50 feet) and maximum height (up to 75 feet with special permit). The proposed height is approximately 72 ½ feet, and therefore requires a special permit under Section 300-40D(5)(f). The building has been designed to be consistent with the general intent of the City's Design Guidelines for Tall Buildings and the overall design objectives included therein, including attention to building massing, prominent corners, vertical setbacks and other pertinent characteristics. The applicant will be seeking a determination from the Design Review Board to satisfy the criteria for the issuance of a special permit.

Parking; Special Permit Request. The Depot Overlay District provides a parking requirement of 1 space per 2-bedroom unit, compared to 2 spaces required in the underlying CC Zoning District. Approximately one-half of the proposed building is located in the Depot Overlay District and the remainder is located in the CC Zoning District. As shown on the floor plans, only 6 of the 19 proposed 2-bedroom units are located in the rear portion of the building, outside of the Depot Overlay District. This results in the following parking analysis:

| | Required Spaces | Proposed Spaces | Relief Needed |
|--|-----------------|-----------------|---------------------------|
| (9) Studios | 9 | 9 | None |
| (87) 1-BR units | 87 | 87 | None |
| (13) 2-BR units in Depot Overlay portion of building | 13 | 13 | None |
| (6) 2-BR units in CC portion of building | 12 | 6 | Special Permit (6 spaces) |
| 7975 SF Retail (1 space/275 ft) | 29 | 32 | None |
| Total | 144 | 147 | 6 spaces |

When the Depot Parking Overlay District was adopted in 2011, it was intended to provide more liberal parking for transit-oriented residential development near the MBTA station, along the main Rantoul Street corridor. The district was described as “lots within the CC District south of Federal Street and *having frontage on Rantoul Street.*” See Section 300-40E of the Zoning Ordinance. When the overlay map was drawn, the lots at 1 and 9 Park Street were in separate ownership from those on Rantoul Street and thus the overlay boundary bisects this parcel along the former property ownership lines. In view of the fact that the entire parcel is being developed as one project with frontage on Rantoul Street, and the lots in question are closer to the MBTA station than any almost any other lot in the overlay district, the applicant requests the Planning Board grant a special permit to authorize the parking requirement for all 2-bedroom units in the project to be the same, at 1 space per unit, consistent with the intent of the City’s adoption of the Depot Parking Overlay District.

Inclusionary Housing Application. To satisfy the inclusionary housing requirements under Section 300-104A of the Zoning Ordinance, the Applicant proposes to apply 10 off-site “credit units,” which have already been approved by the Planning Board as permanently restricted rental units for households earning 60% of the area median income. The credit units include 6 newly constructed 2-bedroom units to be located at 2 Hardy Street, and 4 newly renovated, 3-bedroom units located at 461 Rantoul Street. These combined 10 credit units will satisfy the requirement for newly created permanently restricted affordable housing units equal to at least eight percent (8.00%) of the total 115 units in the project (or 10 units rounded up from 9.2), in accordance with Section 300-104A and 300-108C of the Zoning Ordinance. Copies of the Board’s earlier special permit decisions are attached as exhibits.

461 Rantoul Street is an existing 6-unit building purchased by an affiliate of Beverly Crossing in 2018, which is currently undergoing significant interior renovations, including new kitchen cabinetry, appliances and finishes, new bath fixtures and overall face-lift of the units. Each of the units in the building contains 3 bedrooms and is approximately 914 SF. The property is subject to a recorded Affordable Housing Regulatory Agreement with the City and DHCD permanently restricting 4 of the units as 60% AMI units, and 2 of the units as 80% AMI units, and there is an approved affordable housing lottery and marketing plan in place, with 2 of the 6 units have been finished as of this time and occupied by qualified tenants. The remainder are anticipated to be completed and leased by early 2020. Maximum rents for the 60% AMI units are approximately \$1,425.00, subject to adjustment in accordance with the Regulatory Agreement.

2 Hardy Street is a vacant parcel which was approved by the Planning Board for development of a new 6-unit building in 2016. Beverly Crossing has agreed to donate the land to Harborlight Community Partners, which intends to build the approved building and lease it as permanently restricted units for households earning 60% AMI or lower. The current schedule anticipates that the closing of the property, with a recorded

Regulatory Agreement, will occur in the summer/early fall of 2019, with construction getting underway shortly thereafter. We expect that the Board's acceptance of these credit units will be conditioned upon the recording of an affordable housing Regulatory Agreement and issuance of a building permit for 2 Hardy Street. (We note that the funding requirements for the HCP project will dictate the final form of Regulatory Agreement and marketing plan, and that the same will be subject to DHCD approval for inclusion of the units on the subsidized housing inventory, in accordance with applicable DHCD regulations.)

Special Permit Criteria

The proposed project complies with the general conditions for the issuance of a special permit contained in Section 300-91B of the Zoning Ordinance. The applicant will supplement the following statement of these criteria during the public hearing:

- (1) That the specific site is an appropriate location for the proposed use, and that the character of adjoining uses will not be adversely affected.***

The property's proximity to the Beverly Depot MBTA Station and the public parking garage make it a prime location for this transit-oriented development. The proposed building is consistent with the City's efforts to promote higher-density residential development within walking distance to mass transit, and in the Rantoul Street corridor generally. The neighborhood is home to a diverse mixture of commercial, institutional and residential uses and the proposed multi-use building will complement those uses and provide expansive opportunity for new quality commercial uses to supplement and enhance existing uses.

- (2) That no factual evidence is found that property values in the district will be adversely affected by such use.***

The introduction of new ground floor retail use and a more interactive pedestrian experience will enliven the Odell Park area and promote new opportunities for ground floor retail, as well as new residents to the downtown. These changes will lead to increased demand for convenience and other retail amenities in the neighborhood and will eventually encourage the redevelopment and improvement of existing under-utilized properties. All of the foregoing will lead to enhanced property values and will help solidify the current trend of property improvement that is already occurring along the Rantoul Street corridor.

- (3) That no undue traffic and no nuisance or unreasonable hazard will result.***

The project is located in an urban area with adequate transportation infrastructure already in place. The Traffic Impact and Access Study submitted with this application concludes that all intersections within the study area are anticipated to operate a

acceptable levels of service and the additional traffic generated by the project can be safely accommodated along the existing roadway network.

- (4) That adequate and appropriate facilities will be provided for the proper operation and maintenance of the proposed use.*

All applicable fire and safety codes will be observed in the construction of the project, and there will be ample access for public safety and emergency vehicles. The site is presently served by municipal water and sewer, natural gas, cable, electricity and telephone service. Stormwater management will be addressed in accordance with the stormwater report submitted with this application.

- (5) That there are no valid objections from abutting property owners based on demonstrable fact.*

The Applicant will address concerns from property owners during the public hearing and present supplemental findings as may be needed.

- (6) That adequate and appropriate City services are or will be available for the proposed use.*

The preliminary project review for this building did not reveal any deficiencies in City services available for the building. The Applicant will endeavor to address concerns that are raised during the Site Plan Review process and present supplemental findings as may be needed.

Based on the foregoing, and such other information to be presented during the public hearing, the Applicant respectfully requests the granting of the special permit requests contained in this application.

any Housing Applications

Admission to the State Bar of Florida - Application No. 134-142-146 Re: *Bar Admission and 1st Year Exam*
Page 6

Bar Admission - Application No. 134-142-146

PROPERTY DEEDS

Return to:

539480 (86336+) Btch:306329
Southern Essex District Registry
2/12/2013 01:23 PM DEED Pg: 1/3

(SPACE ABOVE THIS LINE RESERVED FOR REGISTRY OF DEEDS USE)

QUITCLAIM DEED

WINDOVER PROPERTIES, LLC, a Massachusetts limited liability company, for consideration of TEN DOLLARS (\$10.00), paid, grants to **DEPOT SQUARE PHASE II LLC**, a Massachusetts limited liability company, with a principal place of business of 13 Elm Street, Manchester-by-the-Sea, Massachusetts 01944, with *quitclaim covenants*, that certain parcel of registered land situated in Beverly, in the County of Essex and said Commonwealth, bounded and described as follows:

| | |
|---------------|---|
| NORTHWESTERLY | by Park Street, one hundred fifteen (115) feet; |
| NORTHEASTERLY | by Railroad Avenue, eighty and 56/100 (80.56) feet; |
| SOUTHEASTERLY | by land now or formerly of Benjamin Winer, eighty (80) feet; |
| SOUTHWESTERLY | forty (40) feet; |
| SOUTHEASTERLY | thirty-five (35) feet; and |
| SOUTHWESTERLY | forty-one (41) feet by land now or formerly of Charles F. Baker, Trustee. |

All of said boundaries are determined by the Court to be located as shown upon plan numbered 11595-A, drawn by Thomas A. Appleton, Civil Engineer, dated June 11, 1926, as modified and approved by the Court, filed in the Land Registration Office, a copy of a portion of which is filed with original Certificate of Title No. 6307 in said Registry.

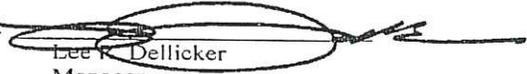
Property Address: 3 Park Street, Beverly, MA

Being the same premises conveyed to the grantor herein by deeds filed with the Essex South District Division of Land Court as Document No. 537796, on Certificate of Title 86203.

Witness my hand and seal as of the 11th day of February, 2013.

Windover Properties, LLC,
a Massachusetts limited liability company

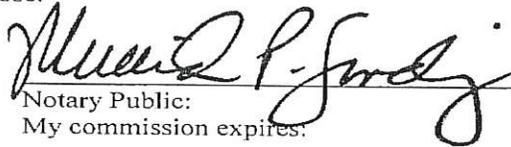
By:

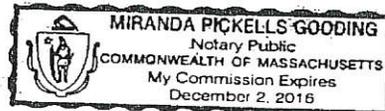

Lee R. Dellicker
Manager

COMMONWEALTH OF MASSACHUSETTS

Essex, SS

On this 11th day of February, 2013, before me, the undersigned notary public, personally appeared Lee R. Dellicker, Manager of Windover Properties, LLC, a Massachusetts limited liability company, personally known to me to be the person whose name is signed on the preceding or attached document, and acknowledged to me that he signed it voluntarily, on behalf of said company, for its stated purpose.


Notary Public:
My commission expires:



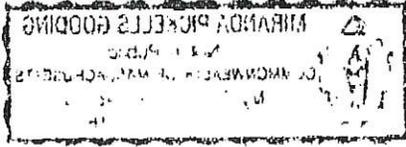
Document: 539480

DEED

ESSEX SOUTHERN DISTRICT REGISTRY OF DEEDS
RECEIVED FOR REGISTRATION

On: 2/12/2013 01:23 PM

CREATED CERT: 86336 BOOK: 497
CANCELLED CERT: 86203 BOOK: 496



DR 32131 Pg. 324

Property Address: 134-136 Rantoul Street, 142 Rantoul Street and One Park Street, Beverly, MA 01915

Return to: Box 34/MPG

E-RECORDED simplifile™

ID: BOOK 37561, PG. 140
County: ESSEX
Date: 6/4/19 Time: 9:55 AM

(SPACE ABOVE THIS LINE RESERVED FOR REGISTRY OF DEEDS USE)

QUITCLAIM DEED

WINDOVER PROPERTIES, LLC, a Massachusetts limited liability company, for nominal consideration paid, grant to **DEPOT SQUARE PHASE II, LLC**, a Massachusetts limited liability company, having an address of 15 Rantoul Street, Beverly, MA 01915, with *quitclaim covenants*, the following premises:

Parcel I – 142 Rantoul Street, Beverly, MA 01915

The land in said Beverly, with the buildings thereon, situated at 142 Rantoul Street, bounded and described as follows:

- SOUTHEASTERLY by Rantoul Street, 40.70 feet;
- SOUTHWESTERLY by Parcel “A” as shown on a plan hereinafter described, 34.97 feet;
- SOUTHEASTERLY by said Parcel “A”, 9.31 feet;
- SOUTHWESTERLY again by said Parcel “A” 25.41 feet;
- NORTHWESTERLY by land now or formerly of Kerr, et ali, and Audet, 50.50 feet; and
- NORTHEASTERLY by land now or formerly of Audet, 60.08 feet.

Containing about 2,730 square feet, more or less, and being shown as Parcel “B” on a plan recorded with Essex South District Registry of Deeds in Book 4679, Page 363.

Parcel II – 134 -136 Rantoul Street, Beverly, MA 01915

The land in said Beverly, with the buildings thereon, situated at 134-136 Rantoul Street, bounded and described as follows:

- SOUTHEASTERLY by Rantoul Street, 79.30 feet;

SOUTHWESTERLY by Pleasant Street, 60.08 feet;
NORTHWESTERLY by land now or formerly of Kerr, et al, 69.50 feet;
NORTHEASTERLY by Parcel "B" as shown on a plan of land hereinafter described,
25.41 feet;
NORTHWESTERLY by said Parcel "B", 9.31 feet;
NORTHEASTERLY by said Parcel "B", 34.97 feet.

Containing about 4,530 square feet, more or less, and being shown as Parcel "A" on a plan of land recorded in said Registry in Book 4679, Page 363.

Parcel III – One Park Street, Beverly, MA 01915

The land in said Beverly, with the buildings thereon, commonly numbered 1 Park Street, bounded and described as follows:

Beginning at the southwesterly corner thereof, at the junction of Park and Pleasant Streets, thence

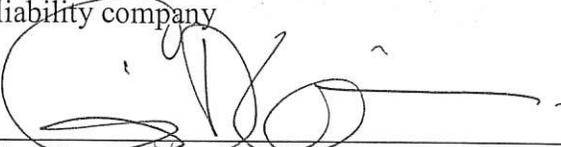
NORTHERLY by said Park Street, 45.52 feet to land now or formerly of Trafton; thence
EASTERLY on said Trafton land, 41 feet; thence
NORTHERLY on said land, 35 feet; thence
EASTERLY by said Trafton land, and other land, 80.59 feet to a corner; thence
SOUTHERLY by land now or formerly of William Toomey, 80 feet to said Pleasant Street; thence
WESTERLY by said Pleasant Street, 120 feet to the place of beginning.

For title to Parcels I - III, see Deed of David B. Weaver and Jean C. Weaver to Windover Properties, LLC dated September 19, 2008, recorded in Essex South District Registry of Deeds, Book 28052, Page 220.

The Grantor does hereby certify that it has not elected to be taxed as a corporation for federal income tax purposes for the current year.

Executed as a sealed instrument this 3rd day of June, 2019.

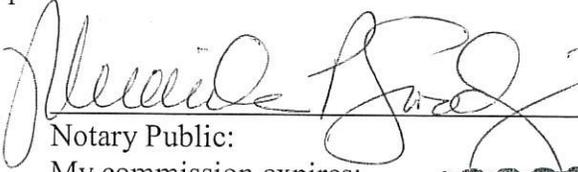
WINDOVER PROPERTIES, LLC, a Massachusetts
limited liability company

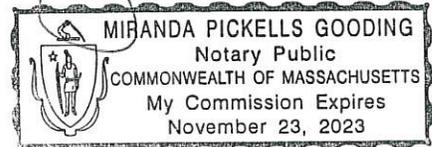
By: 
Christopher D. Koeplin, Manager

COMMONWEALTH OF MASSACHUSETTS

Essex, SS

On this 3rd day of June, 2019, before me, the undersigned notary public, personally appeared Christopher D. Koeplin, Manager of Windover Properties, LLC, a Massachusetts limited liability company, personally known to me to be the person whose name is signed on the preceding or attached document, and acknowledged to me that he signed it voluntarily, on behalf of said company, for its stated purpose.


Notary Public:
My commission expires:



PROPERTY ADDRESS: 134-136 Rantoul Street, 142 Rantoul Street and One Park Street, Beverly, MA 01915

ID: BOOK 37561, PG. 23

County: ESSEX

Date: 6/4/19 Time: 9:20 AM

Return to:

(SPACE ABOVE THIS LINE RESERVED FOR REGISTRY OF DEEDS USE)

QUITCLAIM DEED

146 RANTOUL STREET, LLC, a Massachusetts limited liability company, for nominal consideration paid, grant to **DEPOT SQUARE PHASE II, LLC**, a Massachusetts limited liability company, having an address of 15 Rantoul Street, Beverly, MA 01915, with *quitclaim covenants*,

The land with the buildings thereon now or formerly known as Park Hotel, situated in said Beverly, Essex County, Massachusetts, and numbered 146 and 148 Rantoul Street, at the corner of Railroad Avenue, and bounded and described as follows:

- NORTHERLY on Railroad Avenue, one hundred (100) feet;
- EASTERLY on Rantoul Street, forty (40) feet;
- SOUTHERLY on land formerly of Cushing, now or late of Toomey, sixty (60) feet;
- EASTERLY by land now or late of Toomey, forty (40) feet;
- SOUTHERLY by land now or formerly of Cornelius Murphy, forty (40) feet.
- WESTERLY on land now or late of Darling L. Trafton, eighty (80) feet.

Be any or all of said measurements more or less, or however otherwise said premises may be bounded, measured or described.

For Grantor's title see deed recorded with the Essex South Registry of Deeds in Book 32886, Page 487.

The Grantor does hereby certify that it has not elected to be taxed as a corporation for federal income tax purposes for the current year.

Executed as a sealed instrument this 3rd day of June, 2019.

146 RANTOUL STREET, LLC, a Massachusetts limited liability company

By: 
Christopher D. Koeplin, Manager

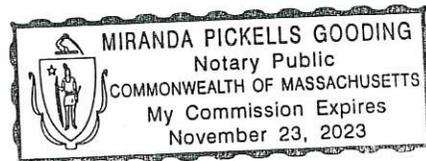
COMMONWEALTH OF MASSACHUSETTS

Essex, SS

On this 3rd day of June, 2019, before me, the undersigned notary public, personally appeared Christopher D. Koeplin, Manager of 146 Rantoul Street, LLC, a Massachusetts limited liability company, personally known to me to be the person whose name is signed on the preceding or attached document, and acknowledged to me that he signed it voluntarily, on behalf of said company, for its stated purpose.


Notary Public:
My commission expires:

PROPERTY ADDRESS: 146 and 148 Rantoul Street, Beverly, MA 01915



INCLUSIONARY HOUSING
SPECIAL PERMITS



CITY of BEVERLY
PLANNING BOARD
CITY OF BEVERLY
191 Cabot Street RECEIVED AND RECORDED
Beverly, Massachusetts 01915 CLERKS OFFICE
Phone (978) 921-6000
Fax (978) 921-6187

2017 DEC 27 A 11: 19

Mayor

Michael P. Cahill
Planning Director
Aaron Clausen
Chairperson
John Thomson
Vice-Chair
Ellen Hutchinson

Members

Edwin Barrett, III
Alexander Craft
Ellen Flannery
David Mack
James Matz
Wayne Miller

December 27, 2017

Mr. D. Wesley Slate, Jr., City Clerk
Beverly City Hall
191 Cabot Street
Beverly, MA 01915

RE: DECISION – SPECIAL PERMIT APPLICATION #165-17 AND INCLUSIONARY HOUSING PERMIT #14-17 – 2 HARDY STREET – HARDY STREET REALTY, LLC

Dear Mr. Slate:

At a meeting on May 17, 2016 (decision issued May 25, 2016), the Planning Board (the “Board”) approved Special Permit #150-16 And Site Plan Review #123-16 for the construction of a 6-unit multifamily market-rate dwelling at 2 Hardy Street in the CC District and Depot Parking and Height Overlay Districts. On November 9, 2017, the applicant, Hardy Street Realty, LLC submitted an application requesting that the Board grant the above-referenced Inclusionary Housing Permit and Special Permit (a new permit, in addition to the prior special permit). The Inclusionary Housing Permit would allow all 6 units to be affordable units, at or less than 60% of area median income, pursuant to Article XV of the Beverly Zoning Ordinance (the “Ordinance”), where no affordable units were required under the original permit. The Special Permit would allow the applicant to utilize the 6 units as “credit units” pursuant to Section 300-108C of the Ordinance.

A public hearing was held on December 19, 2017. The public hearing was concluded, and the Board voted on the matter on that same night. Chairperson Thomson recused himself from all discussion. Members Hutchinson, Barrett, Craft, Flannery, Mack, Matz and Miller voted on the application. During the public hearing, and its subsequent discussion on the merits, members considered the request by the applicant based on the information submitted to the Board, which includes application forms, a narrative, draft Affirmative Fair Housing Marketing Plan, draft Regulatory Agreement and Restrictive Covenants, and the presentation and statements made by the applicant and its representatives during the hearing. The Board also considered written comments from the Board of Health and the Police Department and verbal comments of the general public received during the hearing.

Special Permit Application

After due consideration, the Board incorporated the members’ observations and the various materials submitted that were favorable to the petition as its general findings of fact and found that the Special Permit criteria enumerated in Section 300-91 have been sufficiently met:

- a. That the specific site is an appropriate location for the proposed use, and that the character of adjoining uses would not be adversely affected.
- b. That no factual evidence is found that property values in the district will be adversely affected by such use.
- c. That no undue traffic, nuisance, or unreasonable hazard will result from this development and that the amount of traffic generated from the development would not be detrimental to the neighborhood.
- d. That adequate and appropriate facilities will be provided for the proper operation and maintenance of the proposed use.
- e. That there are no valid objections from abutting property owners based on demonstrable fact.
- f. That adequate and appropriate City services are or will be available for the proposed use.

The Board then voted 7-0 (Hutchinson, Barrett, Craft, Flannery, Mack, Matz and Miller; no one opposed or in abstention) to approve the Special Permit for the proposed 6 units to be counted as 6 credit units, affordable to those earning no more than 60% of the area median income, to be used by the applicant, or any other subsidiary or affiliate of Windover Development LLC, to reduce the number of affordable units that must be provided under Article XV of the Ordinance in another development in a different location, whether in the same zoning district or a different zoning district;

SUBJECT TO THE FOLLOWING CONDITIONS:

1. Compliance with any and all conditions set forth in the following letters from City departments, boards and commissions, which are attached hereto and incorporated herein by reference:
 - a. Letter dated December 6, 2017 from William Burke, Director of Public Health.
2. That any and all conditions related to Special Permit #150-16 and Site Plan Application #123-16 remain valid.
3. That a draft Regulatory Agreement, Affordable Housing Deed Rider and Affirmative Marketing Plan, as applicable, shall be reviewed and approved by Planning Department staff. Final documents shall be recorded prior to the issuance of a building permit.
4. That AutoCAD "as-built" drawings shall be sent to the Engineering Department upon completion of the building and utility work and prior to the sale/installation of the required water meters. These drawings shall also be delivered in .pdf format generated directly from the electronic AutoCAD files.
5. That in the event that any of the 6 credit units are to be transferred, assigned or sold to an entity other than the applicant, or any other subsidiary or affiliate of Windover Development, LLC, any such transfer will be subject to review and approval by the Beverly Planning Board.
6. That the credit units are not effective or subject to transfer, assignment or sale to another entity until the building permit for the 6 affordable units is issued by the Department of Municipal Inspections.

Inclusionary Housing Application

After due deliberation, the Board found that the application is in full compliance with Article XV "Affordable Housing" and Chapter 315 "Inclusionary Housing Regulations" of the Ordinance. The Board then voted 7-0 (Hutchinson, Barrett, Craft, Flannery, Mack, Matz and Miller; no one opposed or in abstention) to approve Inclusionary Housing Application #14-17, for the provision of 6 units affordable to those earning no more than 60% of the area median income, where none were required, as submitted.

Appeals from the Board's decision on a special permit may be filed in accordance with the provisions of M.G.L. Chapter 40A Section 17 within twenty (20) days of the filing of this decision with the City Clerk.

Sincerely,

Ellen Hutchinson

Ellen Hutchinson
Vice Chairperson

EH/dw

cc: M. Gooding, Głovsky & Głovsky
Building Inspector
Assessor
City Engineer
File

Enc.

*Addendum to Special Permit and Inclusionary Housing Applications
Beverly Crossing/Hardy Street Realty, LLC
2 Hardy Street*

Requested Relief

The applicant seeks the following relief:

- (a) Approval of Inclusionary Housing Application for the construction of a 6-unit building at 2 Hardy Street, in accordance with Article XV of the Zoning Ordinance, where all 6 units will be permanently restricted to occupancy by households with income at or below 60% of the area median income (AMI);
- (b) Special Permit under 300-108C of the Zoning Ordinance to approve 6 units as 60% AMI "credit units" to be applied to fulfill inclusionary housing requirements for future development projects; and
- (c) Such other relief that may be required.

Background

Hardy Street Realty, LLC (a Beverly Crossing entity) received Site Plan and Special Permit approvals from the Planning Board in May of 2016 for the construction of a three-story, 6-unit multi-family residence together with associated parking improvements, located at 2 Hardy Street (the "Project"). Because the Project was not commenced within 6 months of the issuance of the Special Permit decision, the applicant must now comply with the 2017 amendments to the Inclusionary Housing Ordinance, which lowered the threshold of applicability from 10 units to 6 units resulting in the requirement that at least one of the units be restricted as affordable.

With this application, Beverly Crossing seeks approval to restrict all 6 units as permanent inclusionary units at or below 60% AMI. The Project will be encumbered by a Regulatory Agreement in the form submitted with this application, and thereafter the property may only be developed as 6 affordable (60% AMI) rental units, whether by Beverly Crossing or any other developer/owner. Beverly Crossing has agreed to donate the land and development rights to Harborlight Community Partners, Inc. ("HCP"), in exchange for the creation of 6 credit units for Beverly Crossing's future use. HCP's acceptance of the donation will be subject to the approval of this application and construction financing for the Project, among other things.

Special Permit Request

Because the Project was approved and permitted prior to the 2017 zoning amendments, the applicant respectfully requests the Planning Board grant a special permit declaring that the applicant shall have the benefit of 6 credit units (at 60% AMI). This project is being proposed by an applicant with an exemplary track record for creating comparable affordable units in the City of Beverly, and with a well-respected partner in HCP. The project involves the donation

of a fully permitted site, in the heart of the transit-oriented Depot area, in an attractive small-scale building in a neighborhood setting. The units will serve an urgent need for lower income housing than the typical 80% AMI units that have been provided to date under the Inclusionary Housing Ordinance.

If approved, the applicant proposes that the credit units would available for use at future projects for up to 10 years in accordance with Section 300-108C of the Zoning Ordinance and upon the recording of the Regulatory Agreement with the Essex South Registry of Deeds and the earlier to occur of either: (a) the issuance of a building permit for the construction of the Project, or (b) the donation of the land to HCP.

Additional Request - Special Permit Extension

In addition to this application, the applicant requests that the expiration date of the original Special Permit #150-16 authorizing the Project be extended by 12 months to May 25, 2019 in order to provide sufficient time for HCP to obtain financing and/or for Beverly Crossing to make alternative development plans in the event that HCP does not accept the donation of the land.

Attachments

Recorded Deed and Plan
Special Permit and Site Plan Decision (May 25, 2016)
(includes approved Site Plan and Floor Plans)
Form of Regulatory Agreement
Sample Affordable Marketing Plan

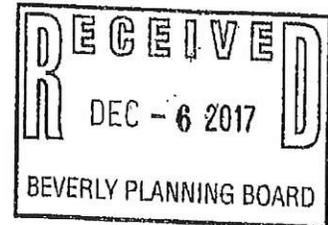


CITY of BEVERLY
BOARD of HEALTH
90 Colon Street
Beverly, Massachusetts 01915
Phone (978) 921-8591
Fax (978) 922-5695



Public Health
Prevent. Promote. Protect.

Mayor
Michael P. Cahill
Director of Public Health
William T. Burke III, RS, CHO



MEMORANDUM

Date: December 6, 2017
To: Aaron Clausen, Planning Director
From: William T. Burke, R.S., C.H.O., Director of Public Health *WTB*
RE: Special Permit Application #165-17, 2 Hardy Street Realty LLC

A representative of the Beverly Health Department has reviewed the aforementioned application. The application warrants no further comments from this department. The Department reiterates its previous comments regarding this project detailed in the May 10, 2017 correspondences (enclosed)

Kindly contact this office if you have any questions.



CITY of BEVERLY
BOARD of HEALTH
90 Colon Street
Beverly, Massachusetts 01915
Phone (978) 921-8591
Fax (978) 922-5695



Public Health
Prevent. Promote. Protect.

Mayor

Michael P. Cahill

Director of Public Health

William T. Burke III, RS, CHO

May 10, 2016

Arron Clausen

Director of Planning

City Hall – 191 Cabot Street

Beverly, MA 01915

Re: Special Permit Application #150-16 and Site Plan Review Application #123 – 2 Hardy Street – Construct 3-story, 6 two bedroom unit multifamily dwelling – Hardy Street Realty LLC.

Dear Mr. Clausen:

A representative of the Beverly Health Department has reviewed the April 18, 2016 plan prepared by Meridian Associates and the April 29, 2016 plan prepared by Siemasko and Verbridge. The plans will meet the Board of Health's requirements if the following recommended comments are included in the Planning Board's approval process.

- The applicant shall prior to site work start-up/demolition and during site construction, employ a licensed pest control firm for site evaluation and service. A copy of the service program is to be sent to the Health and Planning Departments.
- If fill is to be brought on site, the applicant/developer must comply with Board of Health Regulation, Chapter 15: Soil and Solid Fill Regulations.
- The applicant shall employ an acceptable method for dust control and street cleaning during demolition and construction.
- In accordance with Beverly Board of Health Regulation, Chapter 11, "Regulation for Noise Control", noise sources associated with construction, repair, remodeling, or grading of any real property are exempt, provided said activities do not take place between the hours of 8:00 pm and 7:00 am on weekdays, including Saturday, nor at any time on Sunday or federal, state or local holiday.
- The design proposal must concur with the Municipal Engineering Department, Municipal Inspections Department and Conservation Commission for all utility connections (water supply, sanitary waste, gas, etc.) and drainage requirements.

- Consideration must be given to prevent the occurrence of excessive noise from HVAC and refrigeration systems. The Mass DEP policy states that a noise source will be considered to be violating the DEP noise regulation (310 CMR 7.10) if the source increases the broadband sound level by more than 10db(A) above ambient.
- Consideration must be given to prevent the occurrence objectionable conditions associated with trash storage/disposal. In accordance with City of Beverly Ordinance Article IV, Sec. 9-71(1) – Each dumpster must be located at a minimum distance of ten (10) feet from the lot line as not to interfere with the safety, convenience or health of abutters or residents.
- The final surface must be graded so as not to create any stagnant water and/or run-off, which could create objectionable conditions.
- All wastes generated by development activities must be appropriately stored and removed in a timely manner.

Sincerely,

For The Beverly Board of Health



William T. Burke III, RS, CHO
Director of Public Health



**CITY of BEVERLY
PLANNING BOARD**

191 Cabot Street
Beverly, Massachusetts 01915
Phone (978) 921-6000
Fax (978) 921-6187

CITY OF BEVERLY
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2017 DEC 27 A 11:19

Mayor

Michael P. Cahill
Planning Director
Aaron Clausen
Chairperson
John Thomson
Vice-Chair
Ellen Hutchinson

Members

Edwin Barrett, III
Alexander Craft
Ellen Flannery
David Mack
James Matz
Wayrie Miller

December 27, 2017

Mr. D. Wesley Slate, Jr., City Clerk
Beverly City Hall
191 Cabot Street
Beverly, MA 01915

**RE: EXTENSION OF SPECIAL PERMIT APPLICATION #150-16 – 2 HARDY STREET –
HARDY STREET REALTY, LLC**

Dear Mr. Slate;

On May 17, 2016 the Planning Board granted the above-referenced special permit for the construction of a 6-unit multifamily dwelling in which the residential use comprises 100% of the total floor area of the building in the CC District. The permit was set to expire on May 25, 2018, 2 years from the issue date of the decision.

At the December 19, 2017 meeting, members considered the request by the applicant that the Board extend for one-year the date of expiration of the Special Permit. After due consideration, members of the Board voted 7-0 to approve the request. Chairperson Thomson recused himself from all discussion and members Hutchinson, Barrett, Craft, Flannery, Mack, Matz and Miller voted on the petition.

The expiration of Special Permit #150-16 is hereby extended from May 25, 2018 to May 25, 2019.

Sincerely,

Ellen Hutchinson

Ellen Hutchinson
Vice Chairperson

EH/dw

cc: M. Gooding, Glovsky & Glovsky
File

Enc.

BEVERLY
BOARD
CITY OF BEVERLY
PLANNING BOARD

*Addendum to Special Permit and Inclusionary Housing Applications
Beverly Crossing/Hardy Street Realty, LLC
2 Hardy Street*

Requested Relief

The applicant seeks the following relief:

- (a) Approval of Inclusionary Housing Application for the construction of a 6-unit building at 2 Hardy Street, in accordance with Article XV of the Zoning Ordinance, where all 6 units will be permanently restricted to occupancy by households with income at or below 60% of the area median income (AMI);
- (b) Special Permit under 300-108C of the Zoning Ordinance to approve 6 units as 60% AMI "credit units" to be applied to fulfill inclusionary housing requirements for future development projects; and
- (c) Such other relief that may be required.

Background

Hardy Street Realty, LLC (a Beverly Crossing entity) received Site Plan and Special Permit approvals from the Planning Board in May of 2016 for the construction of a three-story, 6-unit multi-family residence together with associated parking improvements, located at 2 Hardy Street (the "Project"). Because the Project was not commenced within 6 months of the issuance of the Special Permit decision, the applicant must now comply with the 2017 amendments to the Inclusionary Housing Ordinance, which lowered the threshold of applicability from 10 units to 6 units resulting in the requirement that at least one of the units be restricted as affordable.

With this application, Beverly Crossing seeks approval to restrict all 6 units as permanent inclusionary units at or below 60% AMI. The Project will be encumbered by a Regulatory Agreement in the form submitted with this application, and thereafter the property may only be developed as 6 affordable (60% AMI) rental units, whether by Beverly Crossing or any other developer/owner. Beverly Crossing has agreed to donate the land and development rights to Harborlight Community Partners, Inc. ("HCP"), in exchange for the creation of 6 credit units for Beverly Crossing's future use. HCP's acceptance of the donation will be subject to the approval of this application and construction financing for the Project, among other things.

Special Permit Request

Because the Project was approved and permitted prior to the 2017 zoning amendments, the applicant respectfully requests the Planning Board grant a special permit declaring that the applicant shall have the benefit of 6 credit units (at 60% AMI). This project is being proposed by an applicant with an exemplary track record for creating comparable affordable units in the City of Beverly, and with a well-respected partner in HCP. The project involves the donation

of a fully permitted site, in the heart of the transit-oriented Depot area, in an attractive small-scale building in a neighborhood setting. The units will serve an urgent need for lower income housing than the typical 80% AMI units that have been provided to date under the Inclusionary Housing Ordinance.

If approved, the applicant proposes that the credit units would available for use at future projects for up to 10 years in accordance with Section 300-108C of the Zoning Ordinance and upon the recording of the Regulatory Agreement with the Essex South Registry of Deeds and the earlier to occur of either: (a) the issuance of a building permit for the construction of the Project, or (b) the donation of the land to HCP.

Additional Request - Special Permit Extension

In addition to this application, the applicant requests that the expiration date of the original Special Permit #150-16 authorizing the Project be extended by 12 months to May 25, 2019 in order to provide sufficient time for HCP to obtain financing and/or for Beverly Crossing to make alternative development plans in the event that HCP does not accept the donation of the land.

Attachments

Recorded Deed and Plan
Special Permit and Site Plan Decision (May 25, 2016)
(includes approved Site Plan and Floor Plans)
Form of Regulatory Agreement
Sample Affordable Marketing Plan



CITY of BEVERLY
PLANNING BOARD
191 Cabot Street
Beverly, Massachusetts 01915
Phone (978) 921-6000
Fax (978) 921-6187

CITY OF BEVERLY
RECORDS & COMMUNICATIONS OFFICE
2018 MAY 29 P 12: 51

Mayor

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

Members

Alexander Craft
Ellen Flannery
Allison Kilcoyne
David Mack
James Matz
Wayne Miller

May 29, 2018

Mr. D. Wesley Slate, Jr., City Clerk
Beverly City Hall
191 Cabot Street
Beverly, MA 01915

RE: DECISION: SPECIAL PERMIT APPLICATION #166-18 & INCLUSIONARY HOUSING PERMIT #16-18 – 461 RANTOUL STREET – 461 RANTOUL REALTY LLC

Dear Mr. Slate:

On March 26, 2018, the Beverly Planning Board (the "Board") received applications for an Inclusionary Housing Permit for the voluntary conversion of an existing 6-unit building to permanently-restricted affordable units and a Special Permit for six (6) units to be counted as "credit units" to be applied to fulfill inclusionary housing requirements for future development projects.

The Board held a public hearing on the above-referenced application on April 23, 2018 and May 15, 2018, at which time the public hearing was concluded and the Board voted on the matter the same night. Members Alexander Craft, David Mack, and James Matz were absent on April 23, 2018; they certified they reviewed audio and written minutes from the meeting pursuant to MGL Chapter 29, Section 23D and were therefore eligible to vote on the matter (certifications are incorporated herein). Vice Chair Edwin Barrett was absent on May 15, 2018 and did not vote.

Written information submitted by the applicant and considered by the Board include Special Permit application and narrative addressing special permit criteria (Section 300-91B of the Zoning Ordinance), Inclusionary Housing Permit application and narrative, Site and Floor Plans named below and incorporated herein:

"461 Rantoul Street, Internally-Generate Site Plan, Located in Beverly Massachusetts," Sheet 1 of 1, scale 1"=10', dated March 26, 2018, prepared for 461 Rantoul Realty LLC, prepared by Beverly Crossing, 15 Rantoul Street, Beverly MA; and

"Beverly Crossing – 461 Rantoul Street," 2 sheets: Sheet A1.01, Existing Conditions Level 1 & Level 2, scale ¼"=1', dated March 23, 2018 and Sheet A1.02, Existing Conditions Level 3, scale ¼"=1', dated March 23, 2018, prepared by Siemasko + Verbridge, 126 Dodge Street, Beverly, MA.

Other materials considered included photos, Draft Regulatory Agreement, and Sample Marketing Plan. The application received no written comments from city departments, boards and commissions. The Board also considered public comment during the hearing as well as opinions provided by individual board members during deliberation.

Inclusionary Housing Application

The Board first voted unanimously (7-0) to **APPROVE** Inclusionary Housing Application #10-16, and therein approve the site plan named above, to create six (6) permanently restricted affordable housing units at 461 Rantoul Street, with four (4) units for occupancy by households with income at or below 60% of the area median income (AMI) and two (2) units for occupancy by households with income at or below 80% of the AMI,

SUBJECT TO THE FOLLOWING CONDITIONS:

- (1) That existing Draft Regulatory Agreement, Affordable Housing Deed Rider and Affirmative Marketing Plan, as applicable, shall be updated as necessary, and drafts shall be reviewed by Planning Department staff prior to submission of the Building Permit.
- (2) That in lieu of recording a Regulatory Agreement and Affordable Housing Restriction, prior to the building permit being issued, the applicant will record a Planning Board Covenant.

Special Permit

The Board then incorporated the members' observations and the various materials submitted that were favorable to the petition as its general findings of fact and made the following specific findings related to consideration of the special permit request:

- a. That the specific site is an appropriate location for the proposed use, and that the character of adjoining uses will not be adversely affected.
- b. That no factual evidence is found that property values in the district will be adversely affected by such use.
- c. That no undue traffic and no nuisance or unreasonable hazard will result.
- d. That adequate and appropriate facilities will be provided for the proper operation and maintenance of the proposed use.
- e. That there are no valid objections from abutting property owners based on demonstrable fact.
- f. That adequate and appropriate City services are or will be available for the proposed use.

In view of the forgoing, the Board then voted unanimously (7-0) to **GRANT** the special permit request that these six (6) units be accepted as "credit units" to the applicant, which may be used to fulfill housing requirements for a future project,

SUBJECT TO THE FOLLOWING CONDITIONS:

- (3) That the regulations pertaining to credit units require that the project must be constructed to completion in order to receive the benefit of the credit units and the credit units must be used within 10 years.
- (4) That an energy audit be conducted by an authorized agent of Mass Save and any specific improvements would be mandated or implied by conduct of this audit.

Appeals from the Board's decision on the special permit may be filed in accordance with the provisions of M.G.L. Chapter 40A, Section 17, within twenty (20) days of the filing of this decision with the City Clerk.

Sincerely,

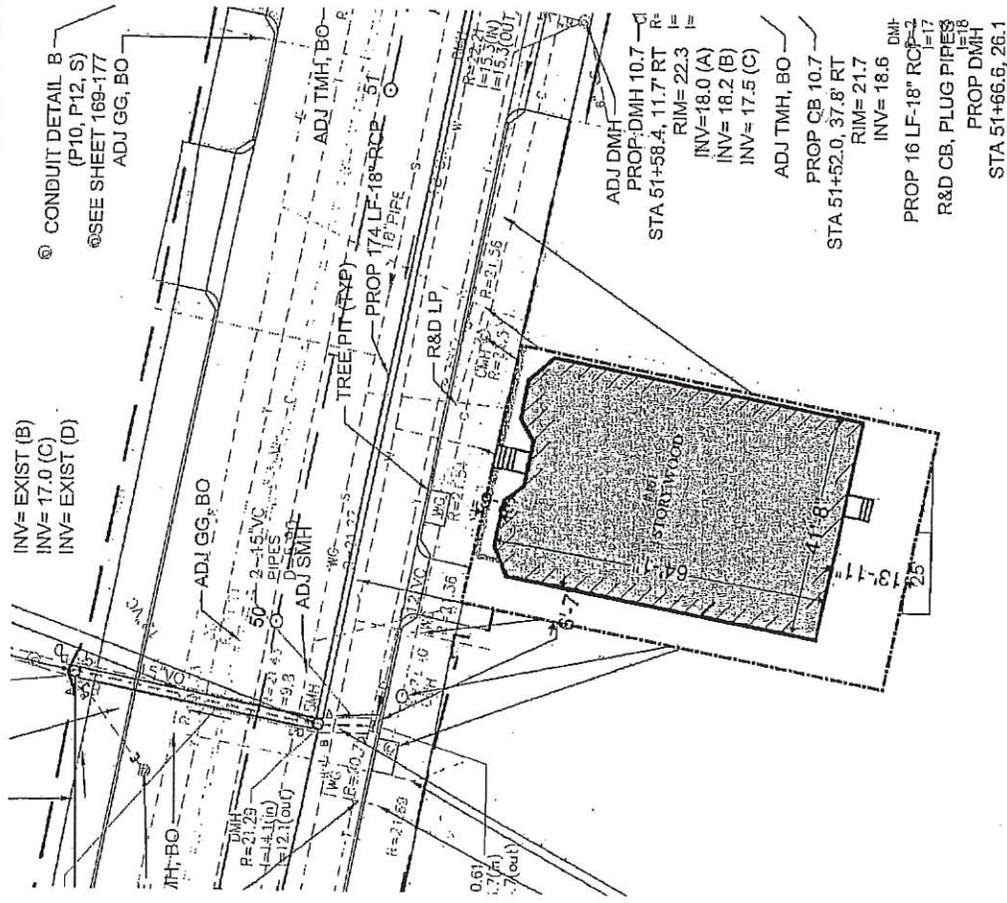
Ellen Hutchinson

Ellen Hutchinson
Chairperson

(pu)

EH/dw

cc: M. Gooding, Glovsky & Glovsky ✓
C. Koeplin, Beverly Crossing
File



INV= EXIST (B)
 INV= 17.0 (C)
 INV= EXIST (D)
 CONDUIT DETAIL B
 (P10, P12, S)
 SEE SHEET 169-177
 ADJ GG, BO

ADJ DMH
 PROP DMH 10.7
 STA 51+58.4, 11.7 RT
 RIM= 22.3
 INV= 18.0 (A)
 INV= 18.2 (B)
 INV= 17.5 (C)
 ADJ TMH, BO
 PROP CB 10.7
 STA 51+52.0, 37.8' RT
 RIM= 21.7
 INV= 18.6 DMH
 PROP 16 LF-18" RCP=2
 R&D CB, PLUG PIPES
 PROP DMH 16
 STA 51+66.6, 26.1



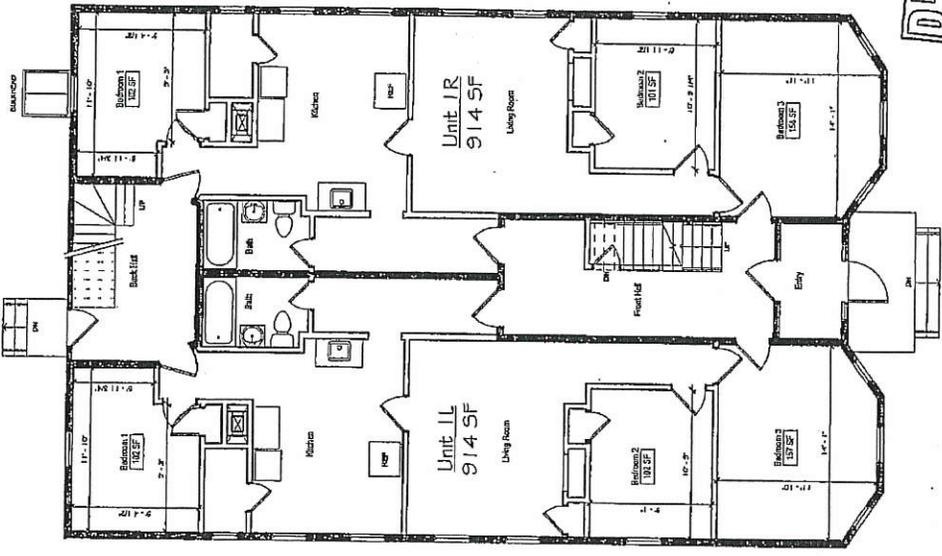
REVISIONS

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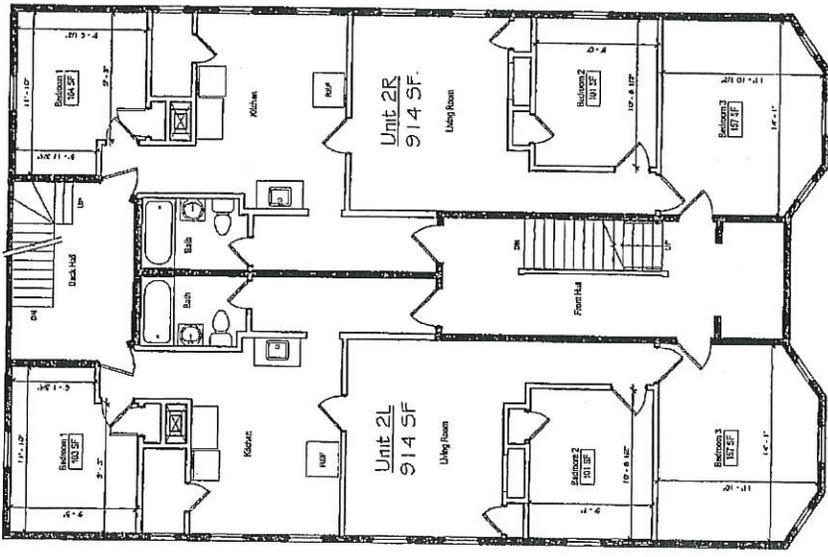
RECEIVED
 MAR 26 2018
 BEVERLY PLANNING BOARD

461 RANTOUL STREET

| | |
|--|--|
| INTERNALLY-GENERATE SITE PLAN LOCATED IN BEVERLY, MASSACHUSETTS (ESSEX COUNTY) | PREPARED FOR 461 RANTOUL STREET BEVERLY, MA 01919 SCALE: 1"=10' DATE: MARCH 26, 2018 |
| 461 RANTOUL STREET BEVERLY, MA 01919 | SHEET No. 1 OF 1 PROJECT No. 032111 |



① EXISTING FLOOR PLAN - LEVEL 1
 1/4" = 1'-0"



② EXISTING FLOOR PLAN - LEVEL 2
 1/4" = 1'-0"

