



# CITY of BEVERLY PLANNING BOARD

*191 Cabot Street  
Beverly, Massachusetts 01915  
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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*

## SPECIAL MEETING

Beverly Middle School Library  
502 Cabot Street  
Wednesday, November 13, 2019  
7:00 p.m.

- Call to Order
- Recess for Public Hearings
- 1. Public Hearing: Special Permit #174-19 and Site Plan Review #144-19 – redevelopment of existing commercial property to a 5-unit residential condominium project – 107 Dodge Street – Harts Hill, LLC c/o Glovsky and Glovsky LLC
- 2. Public Hearing: Site Plan #145-19 and Inclusionary Housing Application #18-19 – redevelopment of an existing industrial site with a three-story building containing one 500 sf ground floor commercial unit and 10 one-bedroom residential units – 5 West Dane Street – West Dane, LLC. / Benco, LLC
- 3. Public Hearing: Waiver of Frontage and Definitive Subdivision Plan Approval – 7 Porter Terrace – Porter Terrace LLC
- 4. Public Hearing: Modification to Approved Smart Growth Overlay District (SGOD) Application #01-18 – Changes include design elements on building, adding 2 units, adding 4 parking spaces, and adding one-story and new daycare use in community center – 108 Sohier Road (Anchor Point) – Harborlight Community Partners, Inc.
- Reconvene Meeting
- 5. Discussion / Decision on Public Hearing items (as necessary)
- 6. OSRD #10-17 & Definitive Subdivision Plan for 20, 30, & 40 Webster Avenue – Request to release Lots 1 and 2 from Covenant and waive from Board's Conditions – BENCO, LLC
- 7. Special Permit #122-10 for 865 Hale Street (approved May 2010) – Request for Additional One-Year Extension – Kevin and Susan Barry

8. Approval of Minutes: May 21, 2019 (available); June 18, 2019; July 16, 2019, August 20, 2019, September 10, 2019, September 17, 2019, October 1, 2019, October 22, 2019 (as available)
9. New/Other Business
  - a. 2020 Meeting Schedule
  - b. Master Plan Update (time permitting)
  - c. Other business not known at the time of the posting of this agenda.
- 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.*