



# 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*

## REGULAR MEETING

Beverly Council on Aging ("Senior Center")  
90 Colon Street  
Tuesday, November 19, 2019  
7:00 p.m.

- Call to Order
- 1. Subdivision Approval Not Required Plans
  - a. if any
- Recess for Public Hearings
- 2. Continued 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 111 residential units with associated parking and site improvements – 134-142-146 Rantoul Street and 1-9 Park Street – Depot Square Phase II, LLC
- 3. Continued Public Hearing: Site Plan Review #143-19 and Special Permit #173-19 – Construct a 3-story restaurant containing ground floor amenities including restrooms, a snack bar, and small commercial space for water-related retail or recreational use on land owned by the City of Beverly – 1 Water Street – Beverly Restaurant Associates, LLC c/o Glovsky & Glovsky, LLC
- 4. Public Hearing: Site Plan Review #146-19 – Construct a mixed-use building in the CN Zoning District containing 825 sq.ft. of retail space on the first floor and 3 residential units on the second and third floors, together associated parking and site improvements – 0 Everett Street – 0 Everett Street LLC, c/o Alexander & Femino
- 5. Public Hearing: Waiver of Frontage and Definitive Subdivision Plan – Subdivide 15,000 sq.ft. lot in the R10 Zoning District into one 10,000 sq.ft. lot and one 5,000 sq.ft lot, where a Variance for area and frontage has been granted by the ZBA, and extend Livingstone Avenue by 110 feet – 21 Porter Terrace – Jeffrey Holloran
- Reconvene Meeting

7. Discussion / Decision on Public Hearing items (as necessary)
  8. Request for a Minor Modification of Special Permit #114-07 and Site Plan Review #88-07: 10-16 Congress Street – Expand foundation of one building to add non-habitable space in basement, changes to elevation and pathways/landscaping – Procopio Companies c/o DMS Design
  9. OSRD #10-17 & Definitive Subdivision Plan for 20, 30, & 40 Webster Avenue – Request to release Lots 1 and 2 from Covenant and waive lots from Conditions of the decision – Benco, LLC
  10. Approval of Minutes: June 18, 2019; July 16, 2019, August 20, 2019, September 10, 2019, September 17, 2019, October 1, 2019, October 22, 2019 (as available)
  11. 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.*