

GLOVSKY

Counselors-at-Law

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Direct Dial (978) 720-3122

May 13, 2020

VIA E-MAIL AND BY HAND

Beverly City Council
Beverly City Clerk
191 Cabot Street
Beverly, MA 01915

Re: Application by Briscoe Village LLC for City Council Special Permit under Section 300-58B of the Zoning Ordinance to Authorize Residential Reuse of Briscoe Middle School (7 Sohler Road)

Dear Honorable Council and Ms. Kent:

On behalf of Briscoe Village LLC, I am pleased to submit the enclosed application to the City Council, requesting a Special Permit to authorize the proposed redevelopment of the Briscoe School, pursuant to Section 300-58 of the City of Beverly Zoning Ordinance, *Residential Reuse of Public Buildings*. The following items are enclosed:

1. Three (3) copies of the Special Permit Application Form, with attached Addendum;
2. Three (3) sets each of full size and reduced plan sets, consisting of civil, architectural and landscape drawings, entitled "*Briscoe Village LLC – Briscoe Village for Living & the Arts, 7 Sohler Road, Beverly, MA 01915, City Council Filing 13 May 2020*" consisting of 28 sheets in total, as indexed on the cover sheet;
3. One (1) copy of the Traffic Impact and Access Study dated April, 2020 prepared by Greenman-Pedersen, Inc.;
4. One (1) copy each of Stormwater Management Report and accompanying Stormwater Analysis and Calculations each dated May 13, 2020 prepared by Meridian Associates, Inc.;
5. Copy of current deeds to City of Beverly and record plan;

May 13, 2020
Page Two

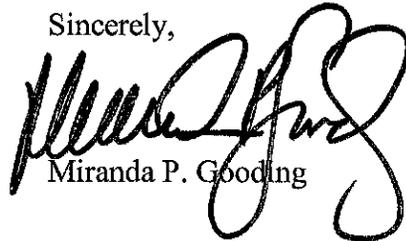
4. Certified abutters list and labels provided by Assessors Office; and
5. Special Permit filing fee in the amount of \$400.

By copy of this letter to the Planning Director, I am submitting an additional set of the project application and plans to the Planning Board, to facilitate the advisory site plan review required under Section 300-58E of the Zoning Ordinance.

Kindly place this matter on the Council's May 18th agenda to (i) refer the application to the Planning Board for site plan review of the proposed project, in accordance with Section 300-58E, and (ii) schedule a public hearing on the application for the Council's June 1, 2020 meeting.

We look forward to your questions and comments during the public hearing process. Should you require any further information, please do not hesitate to contact me.

Sincerely,



Miranda P. Gooding

MPG/Enclosures

cc: Darlene Wynne, Planning Director

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

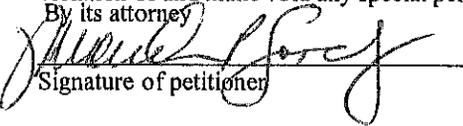
Date: May 13, 2020

Received by: _____

1. Name & Mailing address of petitioner: Beacon Village LLC, c/o Glovsky & Glovsky LLC,
8 Washington Street, Beverly, MA 01915
2. Name & Mailing address of property owner: City of Beverly, 191 Cabot Street
3. Petitioner's telephone number: 978.720.3122 Fax number: 978.720.3181
mgooding@glovsky.com
4. Property owner's telephone number: 978.921.6000 Fax number: 978.921.6052
5. Street address of subject property: 7 Sohier Road
Assessors Map/Lot Numbers: Map 31, Lot 13
6. If petitioner is the owner, state date of acquisition and the name of the person from whom title was acquired: _____
7. If petitioner is not the owner, state interest or status of petitioner in land: Purchaser under P&S Agreement with City of Beverly, pursuant to City RFP process
8. Specific provision(s) of the zoning ordinance involved in this application: Section 300.58 of the Zoning Ordinance, Residential Reuse of Public Buildings
9. State the use for which permission is being sought: Mixed use building containing 85 affordable senior apartments, 6 live/work studios, a 500 seat community theater and other supporting uses, 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

Authorization provided under separate cover

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

I. Special Permit Request

Briscoe Village LLC (the “Applicant”) seeks a Special Permit under Section 300-58 of the Zoning Ordinance to authorize the redevelopment of the Briscoe School building at 7 Sohler Road into a total of 91 residential units (85 of which will be restricted for occupancy by low- and moderate-income seniors (aged 55+), and 6 of which will be rented as live/work studios, together with supporting uses consisting of an approximately 500-seat community theater, on-site parking for 234 vehicles to serve the proposed uses, and associated free-standing signage, all as shown more particularly on the Site Plan set accompanying this application (collectively, the “Project”), including the following items requiring special permit authorization:

- (i) The proposed mixed-use building, consisting of 85 affordable senior apartments, 6 live/work studios and an approximately 500-seat community theater, which would not otherwise be allowed in the RMD District;
- (ii) Relief from the minimum lot area requirement to allow 91 units on approximately 4.89 acres (213,008 SF) where approximately 8.35 acres (364,000 SF) would otherwise be required in the RMD Zoning District;
- (iii) The proposed parking layout, including 156 residential parking spaces to serve the 91 residential units where 182 would otherwise be required, and also including authorization of surface parking in the required front yard of the site, and less than five (5) feet from the property line, as shown on the Site Plan; and
- (iv) The allowance of two (2) lighted monument signs for the Project where free-standing signs are not otherwise allowed in the RMD Zoning District in the approximate locations shown on the Site Plan, with the final design to be determined in consultation with the Design Review Board; and
- (v) Such other relief that may be identified or required in order to approve the final Project plans.

II. Existing Conditions; the RFP

The Briscoe School parcel consists of an 8.42 acre parcel of land situated in the RMD/multi-family zoning district, with frontage on Colon Street and Sohler Road. The site is owned by the City of Beverly and improved with a 3-story building that housed the Briscoe Middle School until 2018. In addition to the school building, the site contains parking areas containing approximately 120 parking spaces, and an unlined parking area formerly used to park the City’s fleet of school buses.

In 2019, the City of Beverly issued Request for Proposals (the “RFP”) for the acquisition and redevelopment of the site. Among other things, the RFP prioritized the preservation of the existing school building and its auditorium, as well as the creation of affordable senior housing.

The Applicant’s winning proposal includes the purchase and redevelopment of an approximately 4.89-acre portion of the overall site, with the City retaining ownership of the so-called “Turf Bowl,” recreational playing fields, and construction of a new access drive to the playing fields on the site. In addition to redeveloping the school building, the Applicant will be making extensive site improvements, including the construction of a new shared access drive that will access the project site as well as the recreational playing fields, the renovation of the Turf Bowl and the substantial enhancement of landscaping, stormwater management and sidewalk/curbing infrastructure along Sohier Road and Colon Street.

The Applicant has entered into a Purchase and Sale Agreement with the City that is contingent upon the receipt of the required federal, state and local approvals required to redevelop the site as outlined below.

III. Project Description

The proposed redevelopment of the Briscoe School is a collaboration between Harborlight Community Partners, a Beverly-based non-profit affordable housing and services organization (“Harborlight”), and Beacon Communities Development, a Boston-based affordable development company (“Beacon”). Harborlight and Beacon jointly submitted the winning proposal in response to the RFP. The Applicant named in this petition, Briscoe Village LLC, is the ownership entity that will implement the financing, construction and operation of the proposed historic renovation and affordable senior housing project described in the RFP proposal, including applications for historic and affordable housing tax credits.

Briscoe Village for Living and the Arts (“BVLA”) will be a state-of-the-art, locally focused, environmentally respectful, and historically sensitive new community that extends the Briscoe School’s service to the community for decades to come. The team’s redevelopment goal is to create a unique mixed-use intergenerational community that provides much needed senior housing and integrated wellness services, while supporting community arts, providing public gathering spaces and enhancing the City-owned recreational areas that are part of the existing site.

The chart on the following page contains a summary of the various Project components:

**Briscoe Village for Living and the Arts
 Summary of Proposed Uses and Amenities**

BVLA Building and Improvements	
Senior Apartment Housing - 100% affordable and deed restricted To be managed by Beacon Residential Management ("BRM")	Historic restoration of the existing building into 85 independent-living affordable senior apartments, together with accessory property management office, community room, wellness and fitness space 11 studios and 74 one-bedroom apartments, all with kitchens. The building and units will comply with all accessibility requirements. Proposed Income Limits: 69 up to 60% AMI 16 up to 30% AMI
Live/Work Studios	6 studios, with shared use of residential amenity spaces; Income: not income, rent or age restricted
Theater/Auditorium	Restoration of existing auditorium into an approximately 500-seat theater, to be available for community theater/ meeting/assembly purposes; BRM is planning to program and operate the theater with a local arts partner, yet to be identified
Parking and Landscaping; outdoor amenities	Landscaped parking areas containing 234 on-site parking spaces, including 11 accessible parking spaces and 2 electric vehicle charging stations (and infrastructure to add more in the future based on demand); new sidewalks; project will involve planting of over 150 canopy trees, as well as resident victory gardens, resident dog-walking area, bicycle racks, resident lawn and terrace areas Also includes new maintenance shed for equipment, equipment fuel storage, salt storage, dumpster in location shown on Site Plan
Additional Community Amenities Provided	
Turf Bowl Restoration	Landscape and hardscape improvements providing historic restoration of the Turf Bowl area, which is to be retained by the City for a public park area
Playing Fields	Available for continued recreational community use Applicant to construct new access drive for parking area and playing fields, and to accommodate 10 shared public parking spaces on site for playing field use
Bus Stop	New MBTA commuter bus stop shelter to be constructed by Applicant in location shown on Site Plan, available for community use

Description of Residential Uses

Senior Housing. The main element of the BVLA will be the creation of 85 independent-living affordable senior apartments, restricted for occupancy by at least one resident aged 55 and over. This will incorporate 74 one-bedroom units that average approximately 660 SF, and 11 studios at roughly 400 SF. The residential uses will include management offices, health and wellness spaces, fitness center, and resident common areas. In addition to the apartments, there will be new outdoor spaces that are dedicated for the private use of the residents, including a patio/terrace overlooking the existing fields, walking path connecting to new perimeter sidewalks and enhancing the City's pedestrian network, and new landscaping that enhances the New England village feel of the community. Some additional highlights include:

Resident Services. Applicant will employ a Resident Services Coordinator who will coordinate on-site health and wellness programs and services in partnership with local service providers such as the Council on Aging and Visiting Nurses Association. Through thoughtful design and careful staffing, BLVA will build connections between the residents, the arts community, and broader community members to build a vibrant community. The design will include a small wellness office for visiting nurses or other service providers.

Affordability. As set forth in the RFP response, 16 of the 85 senior apartments will be subject to a long-term restriction reserving the units for households earning up to 30% of the area median income (with project-based voucher assistance that will be requested from DHCD) and the balance will be for households earning up to 60% AMI. At the conclusion of the initial term(s) of the affordability restrictions under the applicable tax credit and financing programs, the 85 senior housing units will be permanently restricted to allow for occupancy by households earning up to 80% AMI.

Local Preference. To the extent permissible and approved under Fair Housing and the Department of Housing and Community Development, the Applicant will honor any local preference requested by the City for Beverly residents up to the DHCD maximum of 70%. DHCD will require that this request be made in collaboration between the Applicant and City.

Live/Work Studios. The Project also includes 6 live/work studios with a preference for artist residents. In the event that there is not an eligible artist applicant, the units will be available to all applicants. These apartments will not be income, rent or age restricted. The units average approximately 880 SF Residents will have access to the all of residential amenity space in the building in common with the senior residents. The Applicant is excited to provide this opportunity for live/work studios in an historic, community building and is optimistic that these units will help to serve a growing demand for artist live/work space in the City, consistent with the objectives for the City's passage of the Artist Live/Work Space Zoning Ordinance in 2016.

Supporting Uses and Other Project Benefits

Theater/Auditorium. As requested in the RFP, the Applicant is proposing to preserve the historic theater/auditorium and associated space as a supporting use to the residential program. Restoration will focus on the main auditorium level and viewing restoration of the second area but not physical access. The theater space may be operated in partnership with a local arts partner.

Given the current health crisis and impact on local arts groups, the full program will evolve in the coming months/year. The Applicant will keep the City informed of its conversations and/or commitments from artist groups.

On-Site Parking: A total of 234 parking spaces are proposed to satisfy the parking requirements for this Project, including 156 spaces for the residential use (1.71 spaces compared to 2.0 required under Section 300-59 of the Zoning Ordinance), and 78 on-site parking spaces for the theater use. The existing parking areas on site will be re-designed to incorporate shade trees, preserve existing mature trees and minimize curb cuts as set forth on the Site Plan. There will be 234 on-site parking spaces.

Turf Bowl Restoration: The historic 'turf bowl' (open green space) located at the entry of the building will be restored as a focal point of the community and with a nod to the historic past while embracing community creation with a new public park, seating, a historic marker, and opportunity for public art. This space will be owned and maintained by the City. This open space help to connect this space back into the surrounding neighborhood. The existing plaque in tribute to George Washington will be preserved and incorporated into the landscape design.

Playing Field: The existing recreational playing fields to the rear of the building will be owned and maintained by the City. The Applicant has committed to re-seeding the fields after construction is completed. The Applicant has also committed to providing an easement for 10-shared public parking spaces associated with the public's use of the playing fields.

Bus Shelter: A proposed covered bus stop for the existing #451 MBTA stop will be incorporated along Sohier Road as shown on the Site Plan. The shelter will be designed in accordance with City requirements.

Sustainability: The Applicant will balance National Park Service requirements to be eligible for Historic tax Credits that will be used to finance the restoration and integrating energy-efficient and sustainable design principals with the goal of achieving LEED Silver certified. Features will include energy-star appliances, insulation, bike racks, drought tolerant and native plantings, among other things. In addition, there will be on-site recycling and composting with resident education. Residents will also be able to participate in community gardens. Both residents and visitors will have access to myriad low-footprint transportation options: there will be indoor bike storage on-site, at least 2 electric car charging stations in the parking lot, a new sheltered bus stop, and better pedestrian and bicycle connectivity in the neighborhood with new sidewalks connected to existing pathways and crosswalks, and fewer curb cuts.

IV. Zoning Analysis/Relief Required

The Project requires the following local approvals: (1) Special Permit from the City Council under Section 300-58 of the Zoning Ordinance (which includes advisory Site Plan Review by the Planning Board), and (2) approval of an Inclusionary Housing Application by the Planning Board. No other local relief is required.

Special Permit Under Section 300-58. Section 300-58 of the Zoning Ordinance, entitled "Residential Reuse of Public Buildings," authorizes the City Council to grant Special Permit

relief for the reuse of public buildings for “*residential purposes and for other supporting uses the Council may determine are appropriate, provided that 12% of such allowed housing units are set aside for low- or moderate-income tenants...*” In such circumstances, the special permit may allow a greater number of residential units than would otherwise be permitted under the building and area requirements for underlying zoning district. It may also authorize “supporting uses” that would not otherwise be allowed by the underlying zoning. A full schedule of the use and dimensional requirements applicable to the Project is attached as *Schedule I* for reference, highlighting the items for which Special Permit relief is required.

The Special Permit requests will permit the Applicant to maximize the number of quality affordable housing units and supportive services available to the community. The percentage of affordable units provided on site, as well as the depth of the affordability levels, are well in excess of the 12% required under Section 300-58. The relief will also support the historic renovation of the building and preservation of the school’s auditorium as a community theater. These considerations, coupled with the significant improvements to the City’s retained land that is proposed as an integral part of the Project, are compelling reasons justifying the grant of special permit relief under Section 300-58B of the Zoning Ordinance.

Inclusionary Housing Application. The inclusionary housing requirements under Section 300-104A of the Zoning Ordinance are not expressly pre-empted by Section 300-58. Accordingly, the Applicant has submitted a separate Inclusionary Housing Application to the Planning Board for avoidance of any doubt. A sample affordable housing and restriction and marketing plan accompany the Inclusionary Housing Application, demonstrating compliance with the affordability requirements of Section 300-58B(2). We note that the funding requirements for the Project will dictate the final form of affordable housing restriction and marketing plan, all of which will be subject to DHCD approval and which will qualify the units for inclusion as part of the City’s subsidized housing inventory in accordance with applicable DHCD regulations.

V. Special Permit Criteria

In addition to the criteria specified in Section 300-58B of the Zoning Ordinance, the proposed Project complies with the general conditions for the issuance of a Special Permit contained in Section 300-91B, as set forth below. The Applicant will supplement the following statement of these criteria during the special permit public hearing, as needed.

- (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 program set forth by the Applicant is consistent with the overall program outlined in the RFP including an historic renovation with 100% senior housing, live/work studios, theater restoration, Turf Bowl restoration and playing fields, bus shelter, and parking/site/landscaping improvements. The proposed site layout is sensitive to the neighborhood and care has been taken to minimize impacts to neighbors by introducing landscape screening for parking and reducing the number of entrances to the site. Finally, the historic restoration and reuse of this beloved community landmark will provide improved public open space and recreational amenities for the Gloucester Crossing neighborhood.

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

The site has been unused and vacant since 2018 and the historic restoration and reuse of this cultural and community landmark will bring new vitality to the existing Gloucester Crossing neighborhood. The increased residential population will likely lead to increased demand for convenience and other retail amenities in the immediate neighborhood and will encourage the redevelopment and improvement of existing under-utilized properties. All the foregoing will lead to enhanced property values in the neighborhood.

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

As set forth in the accompanying Traffic Impact and Access Study dated April, 2020 prepared by Greenman-Pedersen, Inc., the Project is anticipated to generate 1,688 to 2,284 fewer trips on a weekday than the former Briscoe Middle School use, depending on the occurrence of events at the theater / auditorium. The Project is anticipated to generate 189 to 313 fewer trips on a Saturday as compared to the former school use. This represents a reduction in trips on the adjacent roadways of 13 to 93 percent as compared to the former middle school use. In addition, the Applicant anticipates that the improved organization of parking/curb cuts and access drives at the site will collectively improve the traffic flow and safety associated with the site and the Project. Further reference is made to the recommendations of the Parking and Traffic Commission which will accompany the Site Plan review portion of the Special Permit process.

- (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.

As set forth above, the redevelopment of the building will include a significant focus on sustainability, with the goal of achieving LEED Silver certified, and will include energy efficient measures and transportation management measures to achieve this goal.

The Applicant proposes significantly improved stormwater management and operations measures as more fully detailed in the Stormwater Management Report dated May 13, 2020 prepared by Meridian Associates, Inc., all in accordance with City of Beverly and MassDEP best management practices.

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

Initial public outreach in connection with the Project has shown strong support for the Project. The Applicant participated in a community forum highlighting the proposed Project earlier in the spring, and received a uniformly favorable response from

participants. See also the community feedback summary received through the Project's online community engagement website, attached for reference.

(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 special permit process and present supplemental findings as may be needed.

VI. Requested Conditions

To assist with the construction management and financing of the Project, the Applicant requests the following conditions be included within the Special Permit decision:

1. *Off-Site Improvements.* To the extent that the Applicant's project-related off-site improvements to the Turf Bowl, recreational fields and access driveway are not complete at the time that Applicant seeks a Certificate of Occupancy for the building, then the Planning Board shall have the discretion to require the Applicant to post a bond in an amount sufficient to complete aforementioned work as a condition to the issuance of a Certificate of Occupancy.

2. *Affordable Housing Restriction.* The final affordable housing deed restriction for the Project shall require that 16 of the senior housing units are restricted for households having very low income (up to 30% of AMI), and 69 units are restricted for households having low income (up to 60% AMI), for an initial term of affordability required by the applicable tax credit and financing conditions for the Project. After the initial term of affordability restrictions expires, the affordability restrictions for the residences shall continue in perpetuity, but may adjust to allow occupancy by moderate income households (up to 80% AMI).

Based on the foregoing, the Applicant respectfully requests the granting of the Special Permit relief described in this application.

Schedule I – Applicable Use, Parking and Dimensional Regulations

USE REGULATIONS

	Proposed	RMD Requirement	Compliance
Senior Apartments	85 units in mixed use building	Multi-family dwelling allowed by right	Complies
Live/Work Studios	6 units in mixed use building	Use is allowed by special permit	Special Permit
Theater Use	500 (approximately) seat community theater in mixed use building	Not allowed	Special Permit

DIMENSIONAL REGULATIONS

	Proposed	RMD Requirement	Compliance
Minimum Lot Area	4.89 +/- acres (213,008 SF)	8.35 +/- acres (8000 SF, plus 4000 SF for each additional unit over 2) (364,000 SF)	Special Permit
Frontage	368 ft (Colon St.)	65 ft	Complies
Front Yard Setback	60 ft	20 ft	Complies
Side Yard Setback	43 ft (main building) 10 ft (maint. shed)	10 ft	Complies
Rear Yard Setback	200 ft (main building) 20 ft (maint. shed)	20 ft	Complies
Height	50 ft. (main building) 15' (maint. shed)	35 ft (main building) 15 ft (accessory building)	Main building is pre-existing; shed complies

PARKING SPACE REQUIREMENTS

	Proposed	RMD Requirement	Compliance
Residential Parking Requirement	156 spaces	182 spaces, or 2.0 spaces/unit	Special Permit
Theater Parking Requirement	125 spaces, or .25 space/seat	78 spaces on site, with remainder to be satisfied by public parking within 500 ft	Complies

DIMENSIONAL REGULATIONS - PARKING AREAS

	Proposed	RMD Requirement	Compliance
Parking Setback	Less than 1 foot	5 feet from any side or rear lot line	Special Permit
Front Yard Parking	Parking in front yard at Colon Street	No parking in front yard in any residential district	Special Permit

Aisle Width (one way)	20 feet in front drop-off lane (includes paver area)	18 feet	Complies
Aisle Width (two-way)	22 feet in Colon Street parking area (for compact cars); 24 feet elsewhere	24 feet, except that 22 feet allowed for areas reserved for compact car parking	Complies
Compact Spaces	48	Up to 25% (58)	Complies
Minimum distance between drive and curb	>250 ft.	20 feet	Complies
Driveways	All less than 25 feet in width; 2 on each street; all more than 30 feet	No more than 25 ft in width at street; no more than 2 on each street; minimum of 30 feet of each other	Complies

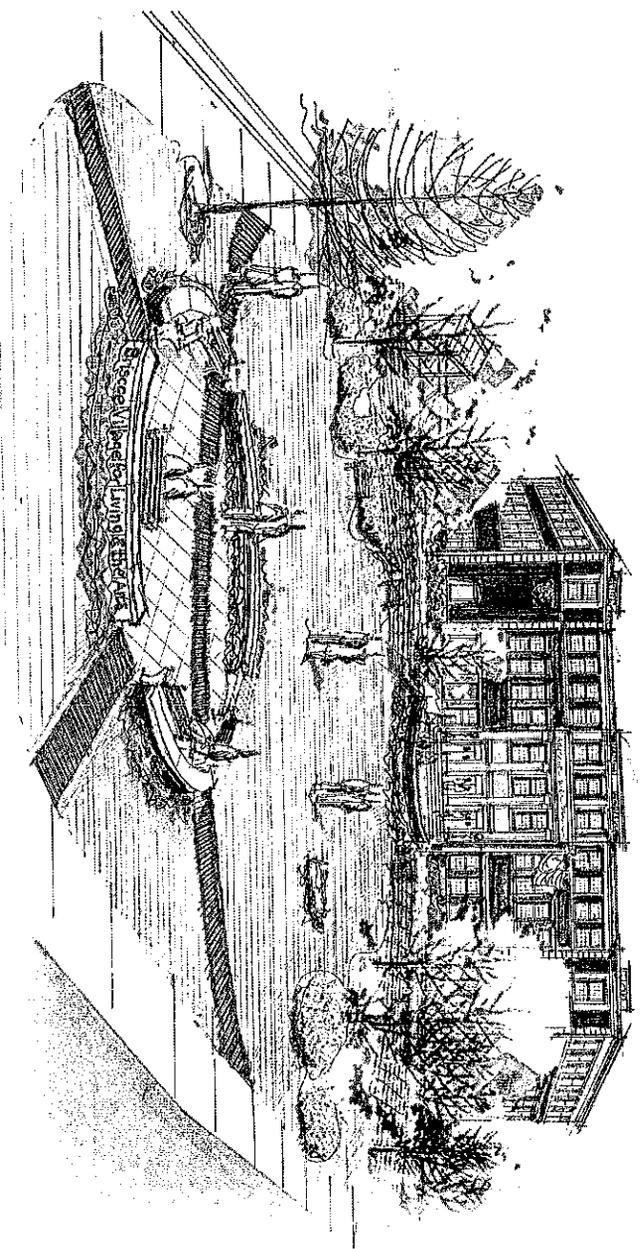
SIGNAGE REGULATIONS

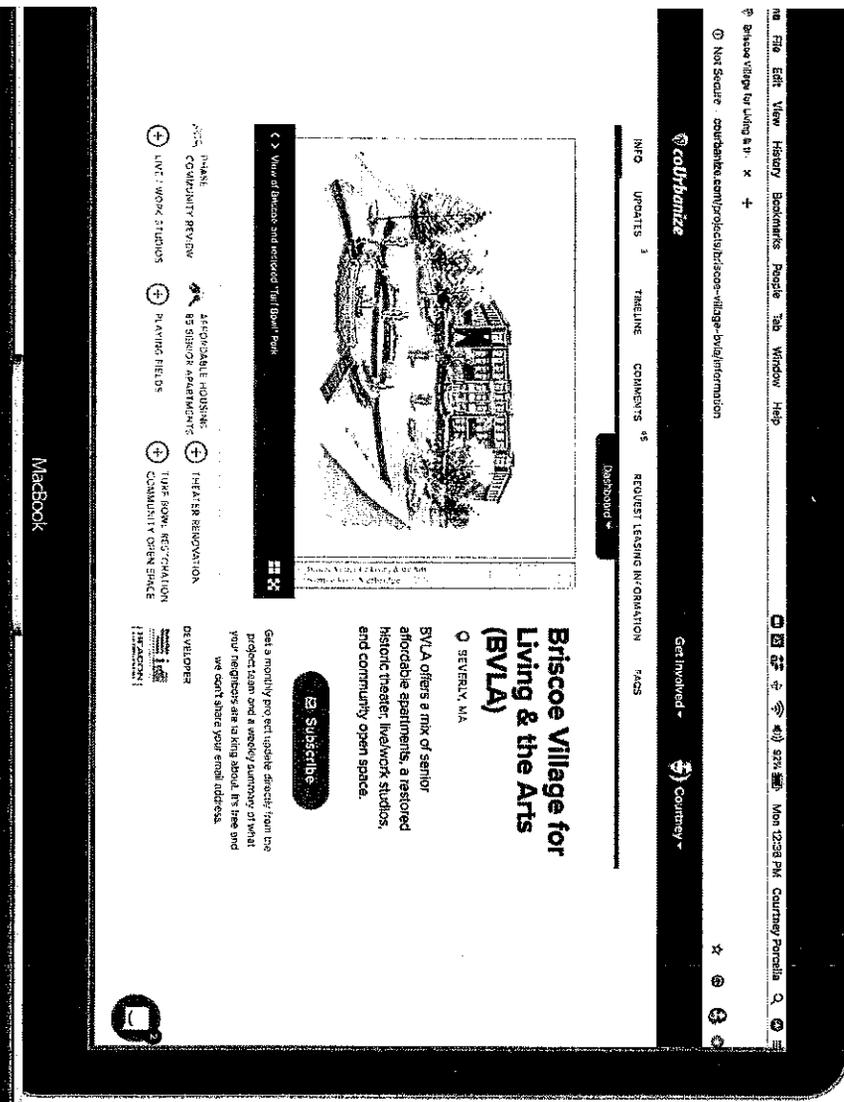
	Proposed	RMD Requirement	Compliance
Free-standing signs	Two (2) lighted monument signs, in the approximately locations shown as lighted monument signs (DRB review required)	No free-standing signs greater than 2 square feet in area in any residential district	Special Permit



| BEACON |
communities |

Briscoe Village for Living & the Arts
Positive Community Feedback and Support





colUrbanize is an online community engagement platform designed to make public outreach more inclusive.

Our team is using the platform to gather feedback and to build a two-way dialogue with the community.

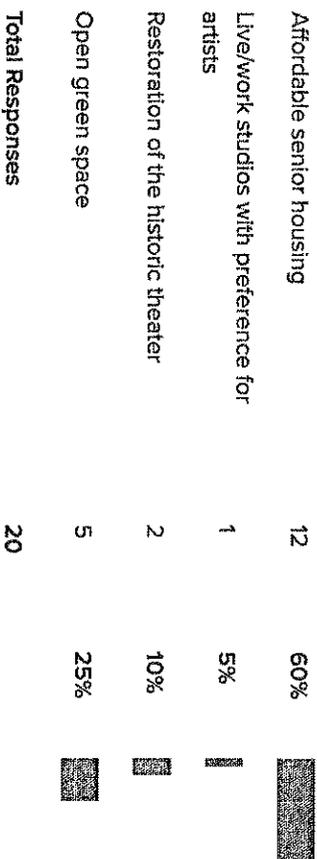
The following slides are just a sampling of the supportive feedback we've received about the BVLA project so far.

The community is most excited about the creation of new affordable senior housing.

< **Community Benefits** >

Which of the following benefits of this project are you most excited about?

See responses



So far, we've received no negative comments about the project.

Sentiment



coUrbanize provides analytics to understand the sentiment of community members' comments i.e. positive, neutral or negative. As of April 27, 2020, the analysis shows no comments with negative sentiment.

Community feedback about the public benefit of the project reflects just how multifaceted it is.


Terrie Russo
Mar 10, 2020

Which of the following benefits of this project are you most excited about?
Restoration of the historic theater


Arthur C.
Apr 10, 2020

Which of the following benefits of this project are you most excited about?
Affordable senior housing

 SUPPORT NO SUPPORTERS YET


C Terry
Apr 21, 2020

Which of the following benefits of this project are you most excited about?
Open green space


Darlene W
Mar 6, 2020

Which of the following benefits of this project are you most excited about?
Live/work studios with preference for artists

 SUPPORT 1 SUPPORTER

 FLAG  Share

 FLAG  Share

YET

 FLAG  Share

Many community members have expressed their overall support for the project and its impact on Beverly.


Bob Gillis
Mar 2, 2020

Since 1926, Briscoe has been part of Beverly; we want to preserve the building and community memory as well. What is your favorite Briscoe memory?
Great start for this project! Outstanding views of the property and the building will create a lot of excitement.

 **SUPPORT** 1 SUPPORTER


Kevin N
Mar 12, 2020

Since 1926, Briscoe has been part of Beverly; we want to preserve the building and community memory as well. What is your favorite Briscoe memory?
The plans for the school look amazing. The mix of affordable housing while retaining the culture of the building and the arts...simply outstanding

 **SUPPORT** NO SUPPORTERS YET

 **FLAG**  Share

Many community members have expressed their overall support for the project and its impact on Beverly.



Beth Pinanski

Mar 9, 2020

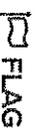
What other questions and suggestions do you have about this project?

Where do I sign up to get on a list to try and move to Briscoe as it is will be affordable housing and new and old bricks holding together. It looks like it is going to be really pretty and I want to be of it



SUPPORT

NO SUPPORTERS YET



FLAG



Share

Many community members have expressed their overall support for the project and its impact on Beverly.



Pam Constantine

Mar 2, 2020

Since 1926, Briscoe has been part of Beverly; we want to preserve the building and community memory as well. What is your favorite Briscoe memory?
I love that Briscoe will continue to be an iconic Beverly landmark--and the park out front and green space and playing fields around it will be a nice contrast to the high rises on Rantoul Street.

SUPPORT

1 SUPPORTER

FLAG

Share



Harborlight Community Partners & Beacon Communities
Development LLC

Mar 3, 2020

Pam - thanks for your comment! We're excited that we can keep elements of Briscoe and its theater alive while adding the new green space and playing fields for the community to enjoy.

SUPPORT

NO SUPPORTERS YET

FLAG

Share

release to said grantee all rights of dower and homestead and other interests therein. WITNESS my hand and seal this 28th day of December, 1921.

COMMONWEALTH OF MASSACHUSETTS) Gertrude L. Farrington (seal)
Essex ss. Lynn, Mass., Dec.) Albert A. Farrington (seal)

28, 1921. Then personally appeared the above named Albert A. Farrington and acknowledged the foregoing instrument to be his free act and deed, before me, Charles F. Hathaway Justice of - Peace.

My commission expires May 27, 1927.

Essex ss. Received Dec. 29, 1921. 4 m. past 2 P.M. Recorded and Examined.

Taking
& Plan
City of
Beverly

See Plan on File.

CITY OF BEVERLY IN BOARD OF ALDERMEN December 19th, 1921. ORDERED:
WHEREAS, the Board of Aldermen passed an order on July 18th, 1921 which was approved by His Honor, the Mayor, July 27th, 1921, that the City acquire by purchase or by right of eminent domain, land now exceeding seven (7) acres on Sohler Road and Colon Street for the purpose of constructing and equipping a High School thereon, as shown on a plan hereinafter referred to and for that purpose it is necessary to take certain parcels of land in BEVERLY belonging to or supposed to belong to Mary R. Mullaly 13475 square feet, with dwelling thereon, Andrew M. Ober 21954 square feet, Solomon Lovett 19130 square feet with garage thereon, Sarah J. Brooks 4750 square feet with dwelling thereon, George P. Bowden 5000 square feet, Estate of Joshua S. Dodge 1 acre and 4305 square feet, William W. Standley 2 acres and 23387 square feet, Edward A. Standley 1 acre and 1745 square feet and James J. Welch 33934 square feet all as shown on a plan hereinafter referred to, to which reference should be made for a more accurate description of each parcel. The property as a whole being bounded and described as follows, to wit: Beginning at a point marked A on a plan made by A. H. Richardson, City Engineer and entitled "Plan of Land on Colon Street & Sohler Road for New High School Site, Beverly, Mass.," and dated December 3, 1921 (said plan may be referred to and hereby made a part of this order for all necessary purposes) thence running in a North easterly direction along North line of Colon Street and making an angle of 43° 30' with Sohler Road, a distance of 158.91 feet to point marked B on said plan, thence running in a slightly more easterly direction, along the North line of Colon Street, and making an angle of 174° 9' with line AB a distance of 284.52 feet to a point marked C on said plan, thence running in a more easterly direction, along the North line of Colon Street and making an angle of 174° 41' with line BC a distance of 243.36 feet to point marked D on said plan, thence turning and running in a Northerly direction by land belonging to Bertha E. Spear and making an angle of 90° with Colon Street

a distance of 219.11 feet to a point marked E on said plan, thence running in an Easterly direction along land belonging to Bertha E. Spear and George F. Fielder and making an angle of $276^{\circ} 18'$ with line DE a distance of 157.2 feet to point marked F on said plan thence running in a Northerly direction by land belonging to George F. Fielder and F. Louise Gove a distance of 297.03 feet to point marked G on said plan, thence turning and running in a Westerly direction by land belonging to Edward A. Standley and making an angle of $94^{\circ} 48'$ with line GK, a distance of 456.06 feet to point marked H on the Easterly line of Sohler Road, thence turning and running in a Southerly direction along the East line of Sohler Road and making an angle of $118^{\circ} 16'$ with line GH a distance of 108.0 feet to point marked I on said plan, thence turning and running in an Westerly direction along Sohler Road and making an angle of $116^{\circ} 56'$ with line HI a distance of 28.04 feet to a point marked J on said plan, thence turning and running in a Southerly direction along the East line of Sohler Road and making an angle of $243^{\circ} 4'$ with line IJ a distance of 632.85 feet to the point of beginning at Colon Street marked A on said plan. All trees upon said land are to be included in this taking. WHEREAS: this Board on the 17th day of October 1921, ORDERED; that due notice be given to Edward A. Standley, William W. Standley, James J. Welch, Estate of Joshua S. Dodge, George P. Bowden, Sarah J. Brooks, Solon Lovett, Andrew M. Ober, Angela L. Mullaly and all others interested that this Board intends to construct and maintain a High school before mentioned and to take such portion of their land as may be necessary therefor as shown on a plan made by A. H. Richardson, City Engineer, which is on file in the office of the City Clerk of this City, and that Monday the 31st day of October 1921, at 7.30 P.M. at the Board of Aldermen's Room, City Hall, in Beverly is appointed as the time and place for public hearing in the matter. Adopted October 17, 1921 and WHEREAS, due notice has been given of the intention of this Board to take said parcel of land for the purpose of constructing and equipping a High School as appears by the return of the order of notice issued then and passed as aforesaid, and WHEREAS, this Board did meet at the time and place appointed and notified as aforesaid and has heard all parties interested, claiming to be heard in the matter, it is therefore, ORDERED AND DECREED, that the parcel of land before described be and the same hereby is taken for the purpose aforesaid, according to said plan in the office of City Clerk, to which plan reference may be had, and we have considered and estimated the damages sustained in their property by the owners aforesaid by the taking of said parcels of land for the purposes aforesaid as shown on said plan, and we determine and award the same as follows, VIZ:

To Mary R. Mullaly the sum of \$4208. To Andrew M. Ober " " " 1125.
 To Solon Lovett " " " 908. To Sarah J. Brooks " " " 3510. To
 George P. Bowden " " " 541. To Estate of Joshua S. Dodge the sum of
 875. To James J. Welch the sum of 625. To William W. Standley " " "
 625. To Edward A. Standley " " " 250. and it is further ORDERED:
 That in order to carry out the provisions of this order and to provide
 for the payment of the several sums of money as named in the awards afore-
 said, the sum of twelve thousand six hundred sixty five dollars,
 (\$12,665.00) be taken from and charged to account "Acquiring Land and
 Erection and Equipment of New High School Building."

A true copy. Attest, Edward P. Eldredge City Clerk

No. - ORDER Acquiring of Land on Sohler Road and Colon Street for New
 High School Building IN BOARD OF ALDERMEN First Reading Dec. 19, 1921
 and passed to a second reading Second Reading Dec. 19, 1921. Adopted
 Dec. 19, 1921 by a "yea and nay" vote Presented to Mayor Dec. 22, 1921.
 Approved Dec. 27, 1921 Frank D. Tuttle Mayor. In Board of Aldermen Re-
 ferred to the Standing Committee on A motion that the action taken on the
 order be reconsidered was not agreed to. A true copy of order and en-
 dorsements thereon. Attest Edward P. Eldredge City Clerk.
 Essex ss. Received Dec. 29, 1921. 40 m. past 2 P.M. Recorded and Examined.

Ptl. Release

Dane
 et al.
 to
 Travers

We, David H. Dane and Louis Levin the holders of a mortgage by Loomis D.
 Griswold to us dated July 1, 1921 recorded with Essex South District Deeds,
 Book 2487, Page 222, for consideration paid, release to Minnie L. Travers,
 all interest acquired under said mortgage in the following described por-
 tion of the mortgaged premises: The land in SAUGUS, Mass., and being shown
 as lots numbered 10 and 11 and building thereon, on a plan entitled "Plan,
 No. 8 Golden Hills," L. D. Griswold Land Co., 244 Salem Street, Revere,
 Mass., John Dyer, Surveyor, Melrose, Mass., recorded with Essex South Dis-
 trict Deeds, Plan Book 34, Plan 13. Said lots are together thus bounded
 and described: Northeasterly by Pond Street so-called sixty (60) feet;
 Southeasterly by lot numbered 12 as shown on said plan, one hundred forty
 three (143.96) and 96/100 feet; Southwesterly by land unknown as shown
 on said plan, forty nine and 66/100 (49.66) feet; and Northwesterly by
 lot numbered 9-A as shown on said plan, one hundred forty eight and 69/100
 (148.69) feet; Containing in all 8020 square feet. Be all of said con-
 tents or measurements more or less or however otherwise said premises may
 be bounded or described. WITNESS our hands and seals this twenty eighth
 day of December 1921.

Louis Levin (seal)

COMMONWEALTH OF MASSACHUSETTS)

David H. Dane (seal)

3904
142

I, F. Louise Gove, Widow,

of Beverly Essex County, Massachusetts,

~~XXXXXX~~ for consideration paid, grant to the CITY OF BEVERLY,

with quitclaim returns

~~XXXXXX~~

[Description and encumbrances, if any]

A certain parcel of land situated in said Beverly and shown on plan filed with the Taking by the City of Beverly, dated December 19, 1921 and recorded with Essex South District Registry of Deeds, Book 2504, Page 392, bounded and described as follows:-

Beginning at the Southwesterly corner thereof by land of the City of Beverly at the point marked "H" on said plan, and thence running in a

Northeasterly direction by Schier Road forty-five (45) feet to land now or late of Rudolph E. Gadbois; thence turning and running in an

Easterly direction by land now or late of said Gadbois, one hundred sixty-five (165) feet to a point; thence turning and running in a

Northeasterly direction by land now or late of said Gadbois and on a line parallel to Schier Road, fifty-one (51) feet to a point; thence turning and running in a

Westerly direction by land now or late of said Gadbois and on a line parallel with line G-H on said plan, one hundred sixty-five (165) feet to Schier Road; thence turning and running in a

Northeasterly direction by Schier Road eighty-two and 9/10 (82.9) feet to a point; thence turning and running in a general

Easterly direction on four courses by land now or late of Lee and Quill and land now or late of Betts, Trustee, fifty-four (54) feet, sixty-three and 5/10 (63.5) feet, eighty-two and 6/10 (82.6) feet and one hundred forty-one and 5/10 (141.5) feet, respectively, to land being conveyed to Hughes; thence turning and running in a

Southeasterly direction by said land being conveyed to Hughes and land of Poole about one hundred and twelve (112) feet; thence turning and running in an

Easterly direction by said land of Poole about sixteen (16) feet to the junction of lots 21 and 20 as shown on plan recorded with said Deeds, Plan Book 50, Plan 140; thence turning and running in a

Southerly direction by lot 20 and a portion of lot 19 on last mentioned plan, about fifty and 47/100 (50.47) feet to land of the City of Beverly, being the point marked "G" on said first mentioned plan, and thence turning and running in a

Westerly direction by said land of the City of Beverly, four hundred fifty-six and 06/100 (456.06) feet to Schier Road, the point of beginning.

Being a portion of the premises conveyed to my late husband, George A. Gove, by foreclosure deed, dated July 28, 1936 and recorded with said Deeds, Book 3080, Page 157.

For my title see Estate of George A. Gove, Essex Probate Docket No. 213705.

Witness my hand and seal this 16th day of May 19 52.

F. Louise Gove

The Commonwealth of Massachusetts

Essex

ss.

May 16th

19 52.

Then personally appeared the above named F. Louise Gove

and acknowledged the foregoing instrument to be her (free act and deed, before me

Robert H. Gove

Notary Public - ~~XXXXXXXXXXXX~~

My Commission expires Dec 14th 1956

Essex ss. Recorded June 23, 1952. 12 m. past 9 A. M.

385 CABOT ST 20-441
LUC: 325
LANDESS PAMELA
385 CABOT ST
BEVERLY, MA 01915

383 CABOT ST 20-442
LUC: 334
ADMIRA REAL ESTATE TRUST
RAGAB ABDELMEHEM TR
383 CABOT ST
BEVERLY, MA 01915

377 CABOT ST 20-443
LUC: 323
PACKET BEVERLY LLC
TWO PARK PLAZA
BOSTON, MA 02118

37 MASON ST 30-105
LUC: 104
NINA SUDAK IRR INCOME ONLY TR
AMORE HELEN L TR
37 MASON ST
BEVERLY, MA 01915

35 MASON ST 30-108
LUC: 104
PENA YANERIS
35 MASON ST
BEVERLY, MA 01915

33 MASON ST 30-107
LUC: 104
SWEET RONALD T
SWEET DEBRA A
33 MASON ST
BEVERLY, MA 01915

31 MASON ST 30-108
LUC: 104
INGEMI ANDREW
31 MASON ST
BEVERLY, MA 01915

29 MASON ST 30-109
LUC: 104
TWENTY NINE MASON ST REALTY TR
PRINZ ERICH J TR
12 WOODLAND RD
BOXFORD, MA 01921

28 SWAN ST 30-135
LUC: 101
TERRY THEODORE
TERRY CHRISTA
28 SWAN STREET
BEVERLY, MA 01915

28 SWAN ST 30-136
LUC: 101
HAINES NATHANIEL A
HAINES LINDSAY E R
28 SWAN ST
BEVERLY, MA 01915

30 SWAN ST 30-137
LUC: 101
CARITO BRENDA A
30 SWAN ST
BEVERLY, MA 01915

34 SWAN ST 30-138
LUC: 101
KENNEDY JOYCE L
140 HILLCREST AVE
YONKERS, NY 10705

32 SWAN ST 30-138A
LUC: 132
KENNEDY JOYCE L
140 HILLCREST AVE
YONKERS, NY 10705

33 SWAN ST 30-139
LUC: 101
PETINO GABRIEL
PETINO NANCY KEIGHLEY
33 SWAN ST
BEVERLY, MA 01915

31 SWAN ST 30-140
LUC: 101
PYTLAK PAUL J
PYTLAK JUDE A
31 SWAN ST
BEVERLY, MA 01915

29 SWAN ST 30-141
LUC: 101
KING WILLIAM A JR
29 SWAN ST
BEVERLY, MA 01915

27 SWAN ST 30-142
LUC: 101
MACARO SUSAN C
27 SWAN ST
BEVERLY, MA 01915

26 SWAN ST 30-143
LUC: 101
CARGILE DANIEL
KEATING DAN
26 SWAN ST
BEVERLY, MA 01915

23 SWAN ST 30-144
LUC: 101
GARDNER MORGAN
GARDNER LAUREN
23 SWAN ST
BEVERLY, MA 01915

20 SOHIER RD 30-165A
LUC: 970
BEVERLY HOUSING AUTHORITY
137R BRIDGE ST
BEVERLY, MA 01915

14 CHARLES ST 30-168
LUC: 101
GRAFFEO FRANCESCO
GRAFFEO MARIA J
14 CHARLES ST
BEVERLY, MA 01915

16 CHARLES ST 30-159
LUC: 101
FISHELSON DAVID G
16 CHARLES ST
BEVERLY, MA 01915

18 CHARLES ST 30-180
LUC: 101
DALTON KENNETH R
18 CHARLES ST
BEVERLY, MA 01915

20 CHARLES ST 30-181
LUC: 101
GADSBY JOSEPH C III
20 CHARLES ST
BEVERLY, MA 01915

22 CHARLES ST 30-162
LUC: 101
SAINI JAIDEEP
KAUR JASPAL
22 CHARLES ST
BEVERLY, MA 01915

24 CHARLES ST 30-163
LUC: 104
GIBSON GREG M
24 CHARLES ST #B
BEVERLY, MA 01915

18 SOHIER RD 30-164
LUC: 104
WIRLING SCOTT
18 SOHIER RD
BEVERLY, MA 01915

22 SOHIER RD 30-165
LUC: 101
BOLLA JOSEPH L
BOLLA ANN MARIE
22 SOHIER RD
BEVERLY, MA 01915

11 CHARLES ST 30-166
LUC: 105
FLORES ANA IM
11 CHARLES ST
BEVERLY, MA 01915

REAR CHARLES ST 30-167
LUC: 392
FLEMING THOMAS C
REAR CHARLES ST
BEVERLY, MA 01915

45 SOHIER RD 1 31-4-1
LUC: 102
BOGDANOVIC IVAN
45 SOHIER RD U1
BEVERLY, MA 01915

3 DEARBORN AVE 31-42
LUC: 101
MACNEILL HELEN BARBARA
C/O RONALD MACNEILL
329 CABOT ST U3
BEVERLY, MA 01915

45 SOHIER RD 2 31-4-2
LUC: 102
TULLY SEAN
TULLY AMANDA
45 SOHIER RD U2
BEVERLY, MA 01915

56 COLON ST 31-43
LUC: 101
GADBOIS JAMES F
GADBOIS JANIS
56 COLON STREET
BEVERLY, MA 01915

58 COLON ST 31-44
LUC: 101
PALMER DANIELLE R
58 COLON ST
BEVERLY, MA 01915

8 STORY AVE 31-48
LUC: 101
O'BRIAN KERI
DESROSIERS JEFFREY D
8 STORY AVE
BEVERLY, MA 01915

8 STORY AVE 31-49
LUC: 101
MUENZNER BRUCE W
4 GLENMERE AVE
GLOUCESTER, MA 01930

43 SOHIER RD 31-5
LUC: 101
GERTRUDE H DUDA REALTY TRUST
DUDA GERTRUDE H
43 SOHIER RD
BEVERLY, MA 01915

10 STORY AVE 31-50
LUC: 101
MAIANTE MARCELO
GOMES LIDIANE ANDRADE
10 STORY AVE
BEVERLY, MA 01915

14 STORY AVE 31-51
LUC: 101
BRACO STAVRI
BRACO KLARENTA
14 STORY AVE
BEVERLY, MA 01915

16 STORY AVE 31-52
LUC: 101
PARYS BRYAN
PARYS NATALIE
16 STORY AVE
BEVERLY, MA 01915

18 STORY AVE 31-53
LUC: 101
CHAMBERS RICHARD W
ZAHARIS JOANNE A
18 STORY AVE
BEVERLY, MA 01915

20 STORY AVE 31-54
LUC: 104
WONG RAYMOND KAR CHUN
21 GIBSON CIR
MEDFORD, MA 02155

22 STORY AVE 31-55
LUC: 104
LEARY SHAWN D
LEARY AMY G
18 WEBB STREET
MIDDLETON, MA 01949

25-27 DEARBORN AVE 31-56
LUC: 970
BEVERLY HOUSING AUTHORITY
137R BRIDGE ST
BEVERLY, MA 01915

BEAVER ST 31-8
LUC: 132
DUDA REALTY TRUST
DUDA GERTRUDE H TR
43 SOHIER RD
BEVERLY, MA 01915

8 BEAVER ST 31-7
LUC: 101
MCHUGH ROBERT E
8 BEAVER ST
BEVERLY, MA 01915

9 BEAVER ST 31-8
LUC: 101
SARTELL ASHLEY J
9 BEAVER ST
BEVERLY, MA 01915

7 BEAVER ST 31-9
LUC: 101
YOUNG DALTON P
7 BEAVER ST
BEVERLY, MA 01915

MBTA
10 PARK PLAZA
BOSTON, MA 02116

9 DEARBORN AVE 31-39
LUC 101
JOSEPH DENTREMONT
9 DEARBORN AVE
BEVERLY, MA 01915

7 SOHIER RD 31-13
LUC 934
CITY OF BEVERLY
BRISCOE JR HIGH
191 CABOT ST
BEVERLY, MA 01915

4/9/2020
Certified Abutters List
J. DeBlasio
Assessors Office
"Special Permit"
7 Sohier Rd.
Parcel 31-13
(JD)

THE FACE OF THIS CHECK IS PRINTED GREEN. THE BACK CONTAINS A SIMULATED WATERMARK.

Beacon Communities Svcs LLC

2 Center Plaza, Suite 700
Boston, MA 02108

CHECK NUMBER 5201487

011000138 5-13
110

DATE
04/22/2020

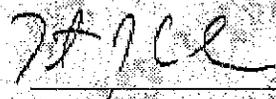
AMOUNT
\$400.00*****

PAY ****** FOUR HUNDRED AND 00/100 DOLLARS**

Bank of America
Boston, MA

TO
THE
ORDER
OF

City of Beverly
PO Box 178
Medford, MA 02155-0002



Authorized Signature



⑈05201487⑈ ⑆011000138⑆004606925433⑈