



**CITY of BEVERLY  
PLANNING BOARD**

*191 Cabot Street  
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June 10, 2020

Beverly City Council  
Attn: President Paul Guanci  
191 Cabot Street  
Beverly, Massachusetts 01915

Ms. Lisa Kent, City Clerk  
Beverly City Hall  
191 Cabot Street  
Beverly, Massachusetts 01915

**Re: Recommendation to the City Council on Order #110 – Special Permit for the Residential Reuse of the Briscoe School – 7 Sohier Road (n/k/a 20 Colon Street) – Briscoe Village LLC**

Dear Ms. Kent:

The Beverly Planning Board (the “Board”) received a request by the application on May 14, 2020 to review the site plan submitted in connection with the above-referenced Special Permit pursuant to Section 300-58 of the Beverly Zoning Ordinance. The project entails preservation and rehabilitation of the school building and associated site improvements on 4.89 acres of the site. The interior will include 91 residential units, 85 restricted to low- and moderate-income seniors and 6 live/work units, an approximately 500-seat theater (rehabilitating the existing auditorium), parking for 234 vehicles, and associated site work. The site work includes completing the street edge and establishing an organized parking lot and access layout, restoring the turf bowl, as well as other landscaping treatments. The City will retain the turf bowl and the 2-acre playing fields in the rear of the site. The proposed plan is consistent with the priorities in the Request for Proposal (RFP) issued by the City in 2019, including preservation of the building and the auditorium and creation of senior housing.

The Board transmitted copies of the plan to the Police, Engineering, Public Services, and Fire Departments, the Board of Health, and the Conservation Commission for their comments. Review by the Parking and Traffic Commission and the Design Review Board and was expressly requested by the City Council, but also submitted to the Board. The Board conducted its review

of the site plan during its regular meeting of May 27, 2020 and concluded its review at a special meeting on June 9, 2020.

After due consideration, the Board voted unanimously to recommend that the City Council APPROVE the Special Permit request in Order #107 and the accompanying site plan shown on the drawings and documents entitled:

“Briscoe Village for Living & the Arts, 7 Sohier Road, Beverly, MA City Council Special Permit Filing” (34 sheets), dated May 13, 2020, drawn by SV Design, 126 Dodge Street, Beverly, MA 01915 and Meridian Associates, 500 Cummings Center, Suite 5950, Beverly, MA 01915; and the document entitled “Stormwater Management Report for Briscoe Village for Living and the Arts, 7 Sohier Road, Beverly, Massachusetts,” dated May 13, 2020, prepared by Meridian Associates, Inc., 500 Cummings Center, Suite 5950, Beverly, MA 01915; and a “Traffic Impact and Access Study for Briscoe Village for Living & The Arts,” dated April 2020, prepared by Greenman Pedersen, Inc., 181 Ballardvale Street, Suite 202, Wilmington, MA 01887.

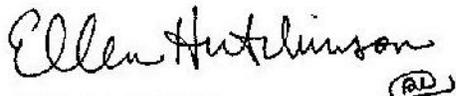
The plans are attached hereto and incorporated herein by reference.

This recommendation is subject to the following comment letters and conditions therein submitted by the various Department Heads, Boards and Commissions, which are attached hereto and incorporated herein by reference:

1. Letter dated May 11, 2020 from Emily Hutchings on behalf of the Design Review Board.
2. Letter, undated, from Sergeant Michael Henebury on behalf of the Police Department.
3. Letter dated May 27, 2020 from City Engineer Eric Barber.
4. Letter dated June 9, 2020 from Richard Benevento, Chair of the Parking and Traffic Commission.
5. Letter dated May 27, 2020 from Conservation Agent Jenna Pirrotta.

Furthermore, at the Board’s May 27, 2020 regular meeting the Board reviewed a request for an Inclusionary Housing Permit for the project described above, pursuant to Section 300-104 and Article XV of the Beverly Zoning Code (the “Inclusionary Housing Ordinance”). The proposed project exceeds the minimum requirements of Section 300-104. With that in mind, the Board voted unanimously to APPROVE the Inclusionary Housing Permit #19-20, pursuant to Section 300-104 and Article XV.

Sincerely,

A handwritten signature in cursive script that reads "Ellen Hutchinson". Below the signature, there is a small, handwritten mark that appears to be initials "EH" enclosed in a circle.

Ellen Hutchinson  
Chairperson

EH/dw

Cc: M. Gooding, Attorney representing applicant  
file



JOHN G. LELACHEUR  
CHIEF

**City of Beverly**  
MASSACHUSETTS  
POLICE DEPARTMENT



191 Cabot St  
Beverly, Massachusetts

Mrs. Darlene Wynne, Director of Planning  
Ms. Ellen Hutchinson, Chair  
Beverly Planning Board  
191 Cabot Street  
Beverly, MA 01915

Re: Site Plan Review Briscoe Village for Living & The Arts

Dear Mrs. Wynne and Ms. Hutchinson,

I have reviewed the Traffic Impact and Access Study provided by GPI for the Briscoe Village project. The Beverly Police Department concurs with the recommendations and conditions set forth by the Parking and Traffic Commission regarding the proposed project. There are no additional traffic or safety concerns at this time.

Very respectfully,

**Sergeant Michael R. Henebury**  
*Beverly Police Department*  
*Traffic Division Supervisor*  
978.921.6051  
[mhenebury@beverlyma.gov](mailto:mhenebury@beverlyma.gov)



**CITY OF BEVERLY**  
**DEPARTMENT OF PUBLIC SERVICES AND ENGINEERING**

191 Cabot Street  
Beverly, Massachusetts 01915  
978-605-2355  
978-921-6003 facsimile

**Michael P. Collins, P.E.**

*Commissioner of Public Services and Engineering*

**Robert Dever**  
*Project Coordinator*

**Eric Barber, P.E.**  
*City Engineer*

May 27, 2020

RE: Engineering Department Drainage Review Comments – Briscoe Village for Living & The Arts

The Engineering Department has reviewed a nine sheet drawing set entitled “Briscoe Village for Living & The Arts” dated May 13, 2020, the accompanying stormwater calculations/analysis and Stormwater Management Report. The Engineering Department has had preliminary discussions regarding changes to the proposed drainage design with Meridian Associates, Inc. who is the Civil Design firm of record. The changes are outlined in this letter

**Stormwater Design and Construction Requirements**

Proper design and construction techniques for the installation of stormwater devices DIRECTLY impacts the long-term effectiveness and efficiency of these systems as a whole. Devices are required to be inspected/maintained on an annual basis, and therefore shall be constructed/installed in a way to ensure ease of inspection/maintenance. Proper design, installation, inspections, and maintenance directly impacts the long-term cost of ownership. Facilities that are capable of being properly maintained display significant lower ownership costs when compared to facilities that are not properly constructed or maintained, ultimately directly impacting our property owners, residents, and receiving water body quality.

All device covers will be installed at grade and maintained permanently accessible. Snow removal, sweeping, and general property maintenance has the potential to damage these devices. Care shall be taken in design and construction to ensure properties can be maintained in a way to avoid damage to these drainage devices.

The proposed Subsurface Infiltration system was designed by Meridian Associates. It is recommended that Meridian Associates consults ADS Pipe to ensure proper design considerations have been met. Shop drawings shall be provided to the Engineering Department for approval prior to installation of the system at the permitting stage. This system shall be constructed with an "Isolator Row" and shall include an inlet structure with a hatch capable of being easily accessed and readily opened. The access shall not be buried and shall be designed and constructed in such a way as to avoid damage to vehicular traffic and shall be sized to properly to accommodate vacuum truck cleaning/maintenance equipment. This system shall be constructed in compliance with manufacturers specifications and shall be constructed with OEM brand (factory specific) filter fabrics.

Prior to installation of the subsurface infiltration system, a pre-installation meeting shall be coordinated by the developer to include the City Engineering Department and Manufacturer's Field Technician/Inspector. At the time of the meeting, it is expected that all construction materials are onsite, accessible, and capable of being inspected to ensure all materials meet the manufacturers specifications. Data sheets for materials shall be maintained onsite and shall be made available for the inspectors to review at the pre-installation meeting.

The subsurface infiltration system installation shall be inspected by a manufacturer qualified inspector who is trained on the installation of subsurface infiltration systems. This inspection shall be coordinated in conjunction with the City of Beverly Engineering Department to ensure City staff is aware of the construction progress.

Construction of all site-wide drainage facilities shall be performed in accordance with the manufacturers installation specifications.

### **Operation & Maintenance Manual**

Operation and Maintenance (O&M) Manuals have been drafted under separate cover as contained within the Stormwater Management Report. The final draft of O&M documents shall be provided to the Engineering Department for review prior to commencement of construction. These documents shall clearly outline the ownership, inspection, maintenance, repair, and reporting responsibilities for all drainage and stormwater related activities. The Facilities Manager/Management Staff will be responsible to submit a contact list of current Stormwater Maintenance responsible parties as part of the annual report to the City. Two copies of the O&M Manual are to be provided to the facilities manager or designee and are to be furnished within the premises. The Engineering Department will not sign off on occupancy if these documents are not furnished within the facility.

Pavement Sweeping Twice Annually is required. This shall be performed at minimum immediately following final snow melt in the spring. Maintenance records are to be retained and shall be submitted as part of the annual O&M.

Snow storage locations shall be shown on the plans and shall be added to the O&M Manual. Sand is not permitted to be used and will cause significant degradation to drainage system components, clogging catch basin sumps, pre-treatment structures, and subsurface infiltration systems. The O&M Manual must be revised to reflect this condition. Snow is not to be placed over drainage facilities with special care to ensure the subsurface infiltration system is not buried. The access hatch is expected to be maintained clear of snow and capable of being opened within 24 hours notice at the City's request.

The O&M Manual shall include all OEM/Factory manuals for all devices including water quality devices and subsurface infiltration systems. Currently the O&M only includes brochures from CDS Water Quality Device but does not specify the required model. The specified model will need to be listed within the report to ensure compliance with maximum permissible sediment depths. The maintenance requirements need to be prescriptive and list maximum permissible sediment depths as well as inspections and cleaning methodology. Please revise the O&M Manual to include all factory maintenance manuals as well as prescriptive methodology.

### **Stormwater Device Inspections, Maintenance, and Reporting Requirements**

To maintain compliance with Stormwater Regulations, City Departments are responsible to ensure that drainage facilities are being properly maintained. The City of Beverly reserves its right to perform audits and inspections of private property to ensure proper operation and maintenance is being performed on the parking lot, vegetation, and drainage facilities. It is expected that the owners representatives ensure provisions are made to open hatches, grates, or covers at the City's request.

Maintenance of private facilities are the responsibility of the lot owner. The City will not maintain facilities constructed within the proposed Private Development and all associated costs will be the responsibility of the private development.

Regularly and properly inspecting the drainage system components is the cheapest and most effective means of ensuring all system components are working at their designed capacity. Inspections of drainage system components

shall be performed by a trained service provider such as Stormwater Compliance, Civil Design Group, or equivalent. These service providers shall be approved and locally licensed by the Engineering Department.

Any structural or functional deficiencies that are discovered during inspections and requiring repair shall be brought to the attention of the Engineering Department within 48 hours of inspection. A plan for making the appropriate repairs shall be presented to the Engineering Department, and the repairs shall be made by a qualified contractor who is locally licensed by the City.

Inspections and maintenance of all stormwater systems requires annual reporting to be submitted to the Engineering Department. Reporting is due to the Engineering Department no later than December 31 annually.

Annual Reporting shall be provided on approved forms and bound in final presentation format. Report format will be discussed with and provided to the contracted stormwater inspection service provider at the time of licensing with the Engineering Department.

All stormwater devices shall follow a standard naming convention as determined by the Engineering Department. Naming conventions will be provided to the contracted stormwater inspection service provider at the time of licensing with the Engineering Department.

Based upon the documentation provided, the Engineering Department requests revised documentation and clarification to be provided by the Developer/Engineer of record. This proposal is conditionally approved by the Engineering Department pending receipt of this documentation prior to commencement of construction.

Sincerely,

Eric Barber, P.E.  
City Engineer



**CITY of BEVERLY**  
**PARKING AND TRAFFIC COMMISSION**

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Darlene Wynne*

*Members  
Sgt. Mike Henebury  
Captain Ryan Laracy  
George Binns  
John Lozada  
Michael Collins  
Leslie Gould  
Jonathan Salt*

June 9, 2020 (revised)

Mr. Paul Guanci, President  
Beverly City Council  
City Hall, 191 Cabot Street  
Beverly, MA 01915

Ms. Ellen Hutchinson, Chairperson  
Beverly Planning Board  
City Hall, 191 Cabot Street  
Beverly, MA 01915

RE: **Recommendation to the Planning Board and the City Council: Order #<sup>110</sup>~~107~~ Special Permit  
Application by the Beverly City Council for a proposed redevelopment at 7 Sohier Road (n/k/a 20  
Colon Street) – Briscoe Village LLC**

Dear Ms. Hutchinson:

The City of Beverly Parking and Traffic Commission (“Commission”) has conducted a review of the proposed redevelopment project by Briscoe Village LLC – a partnership of Harborlight Community Partners and Beacon Communities – located at the former Beverly Middle School at 7 Sohier Road. The subject property is a triangle-shaped parcel between Sohier Road and Colon Street, in proximity of the Gloucester Crossing intersection.

The proposed project includes an historic renovation converting the existing Briscoe School building into 85 affordable senior living residences and 6 live/work residences, while preserving the existing auditorium as an approximately 500-seat theater. This project concept reflects the priorities expressed in the RFP issued by the City in 2019, for which this application was the City’s selected development partner. The Project also proposes a new parking area layout containing 234 spaces, together with significant screening/landscaping enhancements compared to current conditions. A 2-acre recreation area at the rear of the site and the historic “turf bowl” at the intersection of Sohier Road and Colon Street will each be retained by the City.

The Commission's review included the following materials related to the proposed project:

1. Illustrated Concept Plan depicting the proposed site layout, including re-designed parking and landscape design, prepared by SV Design and dated April 27, 2020;
2. Traffic Impact and Access Study ("TIAS") for the proposed Project prepared by Greenman Pederson Inc. ("GPI") dated May 1, 2020; and
3. Construction Management Plan prepared by Keith Construction, Inc. dated April 17, 2020.

The Site Plan and TIAS included queue and capacity analysis of the following intersections:

- Route 1A (Rantoul Street / Cabot Street) / Cabot Street
- Route 1A (Cabot Street) / Colon Street
- Route 1A (Cabot Street) / Charles Street / Beckford Street
- Colon Street / Sohier Road
- Colon Street / Brimbal Avenue
- Sohier Road / Charles Street / Site Driveways
- Sohier Road / Swan Street / Site Driveway
- Sohier Road / Herrick Street

The project site is approximately 0.9 miles from the Beverly Depot train station and 0.5 miles from the Montserrat train station on the MBTA's Newburyport/Rockport Commuter Line. The Bus Line 451 connecting Salem Depot and North Beverly passes through Cabot Street to the east of the proposed site location and the Cape Ann Transportation Authority (CATA) provides shuttle service throughout Beverly, including a stop at the nearby Beverly Council on Aging (BCOA). Additionally, the BCOA offers curb-to-curb shuttle service within the City of Beverly via wheelchair accessible vans and shuttles for trips to doctors' appointments, hairdresser appointments, to and from the senior center, and other essential services, which is especially relevant to the targeted tenants for this proposed project.

During a meeting held on May 5, 2020, the Commission reviewed the proposed building, site plan and related traffic data presented by the applicant, in addition to information shared in a presentation made to the Commission. As this was a preliminary review prior to official submission, the Commission requested some additional information prior to the next meeting, including: review of trip distribution as compared to other theater traffic; wayfinding and additional information related to theater parking; and clarification on other traffic patterns. No action was taken by the Commission at its May 5, 2020 meeting.

At its June 2, 2020 meeting the Commission the project was officially presented. The meeting included a recap of information and provided additional information requested by the Commission on wayfinding signage, parking layout, traffic circulation, and mitigation, including off-site projects proposed in conjunction with the City. Following review and discussion during the June 2, 2020 meeting the Commission found that the project adequately accommodates traffic generated under build conditions, and provides adequate parking to support the proposed project. Specifically, the Commission made the following observations:

- Weekday and weekend peak trips on non-event days represents an increase of 1.8 and 1.7 percent, respectively, over existing conditions (vacant). On event days, traffic volume increase will range from 4.8 percent at the weekday PM Peak and up to 16 percent along Sohier Road on Saturday midday peak in the worst-case scenario. However, these represent increases over existing traffic volumes as of February/March 2020 with the former Briscoe Middle School closed. The redevelopment of the site with the proposed senior housing, live-work studios and theater /

auditorium is anticipated to generate fewer vehicle trips on the adjacent roadway network by 13 to 93 percent as compared to the previous use of the Briscoe Middle School.

- The Sohier Road southbound approach to Colon Street is expected to operate at LOS E during the weekday AM and PM peak hours under 2027 Build Non-Event conditions and LOS F under 2027 Build Event Conditions. However, during preliminary review, the City expressed a desire to realign Sohier Road to provide a more T-type intersection, which would provide a dedicated left-turn pocket on the Sohier Road southbound approach, provide additional queue storage along Colon Street for the signalized intersection with Route 1A, and improve the safety of the Sohier Road / Colon Street intersection. The applicant included this layout in their proposed plan as part of the site plan review process, with the understanding that the City will be undertaking the improvements to the intersection. With implementation of these improvements by the City, all movements at this intersection are expected to operate at LOS C or better during the weekday AM and Saturday midday peak hours under Event and Non-Event conditions. In addition, the delay on the Sohier Road approach will be reduced by up to 87 percent and queues will be reduced by up to 600 feet.
- The Brimbal Avenue southbound approach to Colon Street is anticipated to operate at LOS F during the weekday PM peak hour under 2027 Build Event and Non-Event conditions. The City has been monitoring this intersection as new developments are constructed in the area to assess whether installation of a traffic-control signal is warranted at the intersection to accommodate increased traffic volumes. GPI conducted a traffic signal warrant at the request of the Planning Department and continued monitoring is recommended. GPI proposes an alternative mitigation to be minor geometric improvements to enhance intersection operation, including widening the roadway to create a left-turn lane and relocation of STOP lines to improve collision outcomes. Additional traffic data collection is required as a condition of the North Shore Crossing development, however, the required post opening data collection program has been delayed until COVID-19 restrictions are eased and daily traffic resumes to more normal activity. The additional traffic data should also provide further understanding of traffic impacts at this location.
- The 234 on-site parking lot is designed to provide appropriate parking for the residential uses with flexibility to provide additional evening and weekend capacity for larger theater events. 156 spaces will be allocated for the 91 residential units and support staff (where 182 are required by zoning), 78 spaces will be available for theater use, with 10 of those designated as shared spaces for access the City-owned playing field. The applicant is seeking Special Permit relief to provide a parking ration of 1.71 spaces/unit rather than 2.0 spaces/unit as required by the Zoning Ordinance. This is anticipated to be adequate parking because the studio and one-bedroom units will be occupied by seniors who are less likely to have multiple automobiles per household. Additional parking demand for events at the theater can be provided off-site within 500-feet of the site, including 67 spaces along the MBTA rail line opposite the site. The mitigation plan includes ample wayfinding sign and clear communication at the time of ticket purchase and on the website to direct theater patrons where to park.
- The applicant is proposing to implement Transportation Demand Management (TDM) measures to reduce vehicles trips to the site and mitigate parking demand. These include:
  - A transit-accessible site convenient to commercial areas.
  - Significant improvements to the pedestrian environment around the site including reconstructing the Sohier Road edge of the site to create a new sidewalk, landscaped grass strip, and consistent curb line.
  - A new bus shelter on Sohier Road.
  - Access to MBTA RIDE and other local programs to residents.

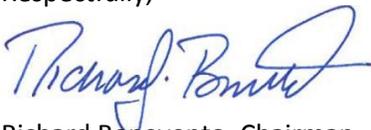
- Partnership with the North Shore Transit Management Association (NSTMA) on common initiatives.
- Clear information sharing with residents regarding public transportation options.
- Secure bicycle storage in the form of 1 space per unit within the building and bicycle racks on the exterior for residents and visitors to the site.
- Restoration of the Turf Bowl to represent its historic condition, with this area to be owned by the City.
- Construction of a new Access Roadway at the north of the site to access the site and provide improved access to the 2-acre recreational fields to be owned by the City.
- Strategies to identify remote parking that may include the Beverly Senior Center and the Beverly High School and potential shuttle service to and from these locations during performance events.

In view of the forgoing the Commission voted unanimously (7-0) to recommend approval of the site plan and special permit referenced above, subject to the following conditions:

1. The areas on the site shall be designated for pick-up and drop-off and include livery services and ride sharing vendors.
2. Bike racks shall be included throughout the premises, as shown on the plan.
3. Wayfinding signage to be used shall be unique and distinguishable to the theater use and implemented clearly directing the public to designated parking areas for auditorium events.
4. Once an operator is selected for the theater, the operator shall meet with the Parking & Traffic Commission to further discuss parking and traffic management, including shuttle services and other mitigating methods/options.
5. Parking information shall be included on the venue website and made available to patrons when purchasing tickets.
6. Work shall be coordinated between the proponent and the City through the Department of Public Services for the applicant's sidewalk and landscape improvements along Sohier Road and Colon Street.
7. Traffic mitigation as presented by GPI in the Traffic Impact Analysis to be provided to the City's Department of Public Services for the City to make improvements, including signal timing adjustments.

The Commission would like to thank the City Council and the Planning Board for the opportunity to comment on this project. Please feel free to contact me or Darlene Wynne, Planning Director, if you have any questions relative to the Commission's recommendation.

Respectfully,



Richard Benevento, Chairman

RB/dw

cc: Parking & Traffic Commission members  
Darlene Wynne, Planning Director  
Michael Collins, Public Services Commissioner  
Eric Barber, City Engineer  
Miranda Gooding, Attorney for Applicant  
file



**CITY of BEVERLY  
DESIGN REVIEW BOARD**

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Sandra Cook*

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*Ellen Flannery  
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Caroline Baird Mason  
Rachel Matthews  
Joel Margolis  
Matthew Ulrich*

May 11, 2020

Ms. Ellen Hutchinson, Chairperson  
Beverly Planning Board  
191 Cabot Street  
Beverly, MA 01915

**RE: Site Plan Review – 7 Sohier Road, Briscoe Village, LLC – Briscoe Village for Living and the Arts**

At the May 7, 2020 meeting of the Beverly Design Review Board (the “Board”), members of the Board reviewed the above referenced submittal, which is shown on the plans labeled:

- (1) “A100.00 Cover Sheet,” April 29, 2020, prepared by SV Design, 126 Dodge Street, Beverly, MA 01915; (2) “C-1.1 Record Conditions - South,” 1”=30’, April 29, 2020, prepared by SV Design, 126 Dodge Street, Beverly, MA 01915, and prepared by Meridian Associates, 500 Cummings Center, Suite 5950, Beverly, MA 01915; (3) “C-1.2 Record Conditions - North,” 1”=30’, April 29, 2020, prepared by SV Design, 126 Dodge Street, Beverly, MA 01915, and prepared by Meridian Associates, 500 Cummings Center, Suite 5950, Beverly, MA 01915; (4) “C-2.0 Permit Site Overview,” 1”=40’, April 29, 2020, prepared by SV Design, 126 Dodge Street, Beverly, MA 01915, and prepared by Meridian Associates, 500 Cummings Center, Suite 5950, Beverly, MA 01915; (5) “L1.01 Illustrative Concept Design,” 1”=30’, April 29, 2020, prepared by SV Design, 126 Dodge Street, Beverly, MA 01915, and prepared by BSC Group, 803 Summer Street, 3<sup>rd</sup> Floor, Boston, MA 02127; (6) “L1.02 Landscape General Notes,” April 29, 2020, prepared by SV Design, 126 Dodge Street, Beverly, MA 01915, and prepared by BSC Group, 803 Summer Street, 3<sup>rd</sup> Floor, Boston, MA 02127; (7) “L2.01 Site Furnishings – Hardscape Material Images,” April 29, 2020, prepared by SV Design, 126 Dodge Street, Beverly, MA 01915, and prepared by BSC Group, 803 Summer Street, 3<sup>rd</sup> Floor, Boston, MA 02127; (8) “L2.02 Landscape Materials Plan,” 1”=20’, April 29, 2020, prepared by SV Design, 126 Dodge Street, Beverly, MA 01915, and prepared by BSC Group, 803 Summer Street, 3<sup>rd</sup> Floor, Boston, MA 02127; (9) “L2.03 Landscape Materials Plan,” 1”=20’, April 29, 2020, prepared by SV Design, 126 Dodge Street, Beverly, MA 01915, and prepared by BSC Group, 803 Summer Street, 3<sup>rd</sup> Floor, Boston, MA 02127.

02127; (10) "L2.04 Landscape Materials Plan," 1"=20', April 29, 2020, prepared by SV Design, 126 Dodge Street, Beverly, MA 01915, and prepared by BSC Group, 803 Summer Street, 3<sup>rd</sup> Floor, Boston, MA 02127; (11) "L3.01 Plant Palette," April 29, 2020, prepared by SV Design, 126 Dodge Street, Beverly, MA 01915, and prepared by BSC Group, 803 Summer Street, 3<sup>rd</sup> Floor, Boston, MA 02127; (12) "L3.02 Planting Plan," 1"=20', April 29, 2020, prepared by SV Design, 126 Dodge Street, Beverly, MA 01915, and prepared by BSC Group, 803 Summer Street, 3<sup>rd</sup> Floor, Boston, MA 02127; (13) "L3.03 Planting Plan," 1"=20', April 29, 2020, prepared by SV Design, 126 Dodge Street, Beverly, MA 01915, and prepared by BSC Group, 803 Summer Street, 3<sup>rd</sup> Floor, Boston, MA 02127; (14) "L3.04 Planting Plan," 1"=20', April 29, 2020, prepared by SV Design, 126 Dodge Street, Beverly, MA 01915, and prepared by BSC Group, 803 Summer Street, 3<sup>rd</sup> Floor, Boston, MA 02127; (15) "L4.01 Landscape Details," 1"=20', April 29, 2020, prepared by SV Design, 126 Dodge Street, Beverly, MA 01915, and prepared by BSC Group, 803 Summer Street, 3<sup>rd</sup> Floor, Boston, MA 02127; (16) "L4.02 Landscape Details," 1"=20', April 29, 2020, prepared by SV Design, 126 Dodge Street, Beverly, MA 01915, and prepared by BSC Group, 803 Summer Street, 3<sup>rd</sup> Floor, Boston, MA 02127; (17) "L4.03 Landscape Planting Details," 1"=20', April 29, 2020, prepared by SV Design, 126 Dodge Street, Beverly, MA 01915, and prepared by BSC Group, 803 Summer Street, 3<sup>rd</sup> Floor, Boston, MA 02127; (18) "A100.1 Site Aerial," April 29, 2020, prepared by SV Design, 126 Dodge Street, Beverly, MA 01915; (19) "A100.2 Site Images," April 29, 2020, prepared by SV Design, 126 Dodge Street, Beverly, MA 01915; (20) "A100.3 Interior Images," April 29, 2020, prepared by SV Design, 126 Dodge Street, Beverly, MA 01915; (21) "A100.4 Level 01 Floor Plan," 1/16" = 1', April 29, 2020, prepared by SV Design, 126 Dodge Street, Beverly, MA 01915; (22) "A100.5 Level 02 Floor Plan," 1/16" = 1', April 29, 2020, prepared by SV Design, 126 Dodge Street, Beverly, MA 01915; (23) "A100.6 Level 03 Floor Plan," 1/16" = 1', April 29, 2020, prepared by SV Design, 126 Dodge Street, Beverly, MA 01915; (24) "A100.7 Lower Level Floor Plan," 1/16" = 1', April 29, 2020, prepared by SV Design, 126 Dodge Street, Beverly, MA 01915; (25) "A100.8 Building Elevations," 3/32" = 1', April 29, 2020, prepared by SV Design, 126 Dodge Street, Beverly, MA 01915; (26) "A100.9 Building Elevations," 3/32" = 1', April 29, 2020, prepared by SV Design, 126 Dodge Street, Beverly, MA 01915; (27) "A100.10 Existing Materials," April 29, 2020, prepared by SV Design, 126 Dodge Street, Beverly, MA 01915; (28) "A100.11 New Maintenance Building Floor Plans and Exterior Elevations," 1/4" = 1', April 29, 2020, prepared by SV Design, 126 Dodge Street, Beverly, MA 01915.

At the conclusion of its discussion, the Board unanimously voted to recommend that the City Council approve the application, with the following conditions:

1. The applicant will consider alternative materials to (a) the stamped concrete footpath at the entry, (b) the curved concrete wall at the entry, (c) lighting fixtures, and (d) benches, using materials that will reflect a more classic and less modern style;
2. The applicant will review options to alter the proposed sidewalk on Colon Street so the street trees may be placed between the sidewalk and the road.

Thank you for your consideration and the opportunity to comment on this application. Please do not hesitate to contact me if you have questions relative to the Board's deliberations.

Sincerely,

A handwritten signature in black ink, appearing to read 'E. Hutchings', with a long horizontal flourish extending to the right.

Emily Hutchings  
Associate Planner

CC: File  
Glovsky & Glovsky  
Harborlight Community Partners  
Darlene Wynne



**CITY of BEVERLY  
CONSERVATION COMMISSION**

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*Mayor*

*Michael P. Cahill*

*Chair*

*Christine Bertoni*

*Members*

*Robert Buchsbaum*

*David Dines*

*Richard Grandoni*

*Stephanie Herbster*

*William Squibb*

Ellen Hutchinson, Chair  
Beverly Planning Board  
City Hall, 191 Cabot Street  
Beverly, MA 01915

May 27, 2020

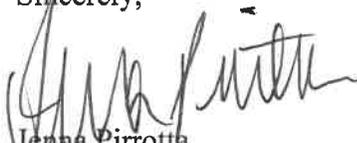
RE: Briscoe School Redevelopment – Site Plan Review

Dear Chair Hutchinson and Members of the Planning Board,

Thank you for the opportunity to comment on the above-mentioned proposal. As I recall from discussion at the Project Review Team Meeting with City Hall staff and project representatives, a review of the site was to be performed to determine whether any wetland resource areas are present on the site. It was discussed that there may be wetland resource areas near the north edge of the property, adjacent to a drainage ditch. The Stormwater Management Report states that the work is not applicable to the Massachusetts Wetlands Protection Act. In a letter from LEC Environmental dated May 26, 2020, Ann Marton notes that she performed a site inspection on April 6, 2020 and confirmed that there are no wetland resource areas under the Conservation Commission jurisdiction present within or adjacent to the site. Therefore, no review or approval would be needed from the Conservation Commission.

Thank you again for the opportunity to comment, and should you have any questions or need additional information, please contact me at [jpirrotta@beverlyma.gov](mailto:jpirrotta@beverlyma.gov) or (978) 605-2345.

Sincerely,

  
Jenna Pirrotta  
Environmental Planner

cc: File  
Darlene Wynne, Planning Director