



# CITY of BEVERLY

## PLANNING BOARD

191 Cabot Street

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### Mayor

Michael P. Cahill

### Planning Director

Darlene Wymme, AICP

### Chairperson

Ellen Hutchinson

### Vice-Chair

Derek Beckwith

### Members

Sarah Bartley

Ellen Flannery

George Gomes

Wayne Miller

Rodney Sinclair

### **REGULAR MEETING NOTICE**

**Tuesday March 7, 2023 at 7:00pm**

**Beverly City Hall**

**191 Cabot Street, 3<sup>rd</sup> Floor Council Chambers**

This is an in-person meeting.

If a remote option becomes available it will be posted on the City Calendar.

### **REVISED AGENDA\***

- Call to Order
  - \*
    1. Subdivision Approval Not Required Plans
      - a. If any
  - Recess for Public Hearings
  - 2. Public Hearing: Special Permit #183-22 and Site Plan Review #159-22 – 128 Boulder Lane – Oak Forest Farm LLC – Proposal for a 15,000 s.f. warehouse and storage unit located in the IR Zoning District and the Water Supply Protection Overlay District [*\* Update 3/7/2023: Applicant expected to request continuance.*]
  - 3. Public Hearing: Special Permit #184-23, Site Plan Review #160-23, and Inclusionary Housing Application #24-23 – 100 Rantoul Street – Barnat Beverly LLC – Proposal to use air rights above the MBTA Parking Garage to build a three-story, 70,000 square foot addition to the Holmes Beverly building containing seventy (70) residential apartments, at least eight (8) of which will be affordable housing units (“Holmes Phase II”) [*\* Update 3/7/2023: Applicant has requested to withdraw the application without prejudice.*]
  - 4. Public Hearing: Site Plan Review #161-23 and Inclusionary Housing Application #25-23 – 103 Cabot Street – Cabot Park LLC – Redevelopment of and addition to the existing 4-unit residential structure and convert the property to a mixed- use structure containing a total of eleven (11) residential units and one (1) office unit.
- Reconvene Meeting

5. Discussion on closed Public Hearings, if not already decided
  6. Modification: Special Permit Application #172-19, Site Plan Review Application #140-19, & Inclusionary Housing Application #17-19 – 134-142-146 Rantoul Street & 1-9 Park Street – Depot Square Phase II, LLC
  7. Preliminary Subdivision Plan Reviews:
    - a. 100 Rantoul Street – Barnat Beverly LLC – filed 2/8/2023
  8. Request for Construction Completion Extension to June 6, 2024 – Definitive Subdivision Plan – Livingstone Avenue Improvements – 7 Porter Terrace LLC [<sup>\*</sup> Update 3/6/2023: Added item, not contemplated 48 hours in advance but time sensitive.]
  9. Request for extension of Letter of Credit: OSRD Site Plan #10-17 – Hickory Hill Way (f/k/a 20, 30 & 40 Webster Avenue) – Extend from February 7, 2023 to December 7, 2023 – Hickory Hill, LLC [<sup>\*</sup> Update 3/7/2023: Added item, not contemplated 48 hours in advance but time sensitive.]
  10. Set Public Hearings, if any:
    - a. Site Plan Review #162-23 – 451 Essex Street – Fazio Enterprises, Inc.
    - b. Waiver of Frontage and Definitive Subdivision Plan – 9 Kernwood Avenue – Nathan M. Seavey & Monica D. Seavey
  11. Approval of Minutes (as available):
    - a. October 4, 2022
    - b. November 15, 2022
    - c. December 13, 2022
    - d. January 18, 2023
    - e. February 13, 2023
  12. New or Other Business:<sup>†</sup>
    - a. Amendment to Meeting Schedule – move March 28, 2023 meeting to March 29, 2023
- Adjournment

<sup>†</sup> 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.

<sup>\*</sup> Two items were added with approval from the Chair on March 6, 2023 and March 7, 2023 as items that were not contemplated by the Chair prior to posting the agenda, but are time sensitive due to expiration of time. Two other public hearings were amended on March 7, 2023 to note that the Applicants have requested to either continue or withdraw; the Board will discuss and vote on those requests at the meeting.