



# CITY of BEVERLY PLANNING BOARD

191 Cabot Street  
Beverly, Massachusetts 01915  
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2023 MAR 23 P 5:24

## *Mayor*

*Michael P. Cahill*  
*Planning Director*  
*Darlene Wynne, AICP*  
*Chairperson*  
*Ellen Hutchinson*  
*Vice-Chair*  
*Derek Beckwith*

## *Members*

*Sarah Bartley*  
*Ellen Flannery*  
*George Gomes*  
*Wayne Miller*  
*Rodney Sinclair*

### **REGULAR MEETING NOTICE**

**Wednesday March 29, 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.

- Call to Order
- 1. Subdivision Approval Not Required Plans
  - a. If any
- Recess for Public Hearings
- 2. Continued 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
- 3. Public Hearing: Site Plan Review #162-23 – 451 Essex Street – Fazio Enterprises, Inc.
- 4. Public Hearing: Waiver of Frontage and Definitive Subdivision Plan – 9 Kernwood Avenue – Nathan M. Seavey & Monica D. Seavey
- Reconvene Meeting
- 5. Discussion on closed Public Hearings, if not already decided
- 6. Inclusionary Housing Application #25-23: 8 Enon Street- HKL Realty & 8 Enon Street LLC
- 7. Preliminary Subdivision Plan Reviews:
  - a. 100 Rantoul Street – Barnat Beverly LLC – filed 2/8/2023

8. Set Public Hearings, if any:
  - b. Special Permit #185-23 and Modification to Site Plan Review #152-21- 572R Essex Street-Long Hill – Elizabeth Keary Soule, The Trustees of Reservations
  
9. Approval of Minutes (as available):
  - c. November 15, 2022
  - d. December 13, 2022
  - e. January 18, 2023
  
10. New or Other Business:<sup>†</sup>
  - 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.